

CITY OF LAKE CHARLES

PLANNING & ZONING SERVICES



KENDIG KEAST
COLLABORATIVE

Land Use and Zoning Map Updates

The proposed changes included in this document result from a comprehensive effort to study the City's existing land use policies and zoning maps and suggest changes to accommodate future growth within the City.

This exhaustive effort has included feedback from citizens through a series of stakeholder meetings and neighborhood meetings held throughout the City.

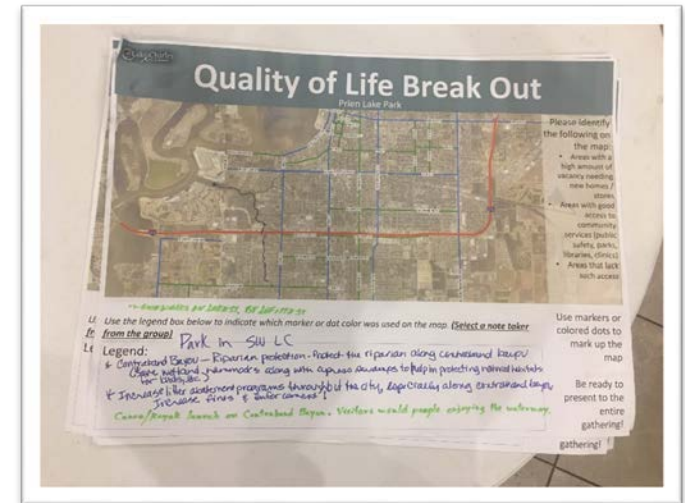
The majority of zoning changes in the maps that follow represent “up zoning,” allowing for more uses as a permitted land use or approval through the conditional use review process.

These recommended changes are largely the result of changes in roadway classifications (two lane to four or five-lane corridors) and general changes in land use of a specific area.

Work accomplished to date

Meetings:

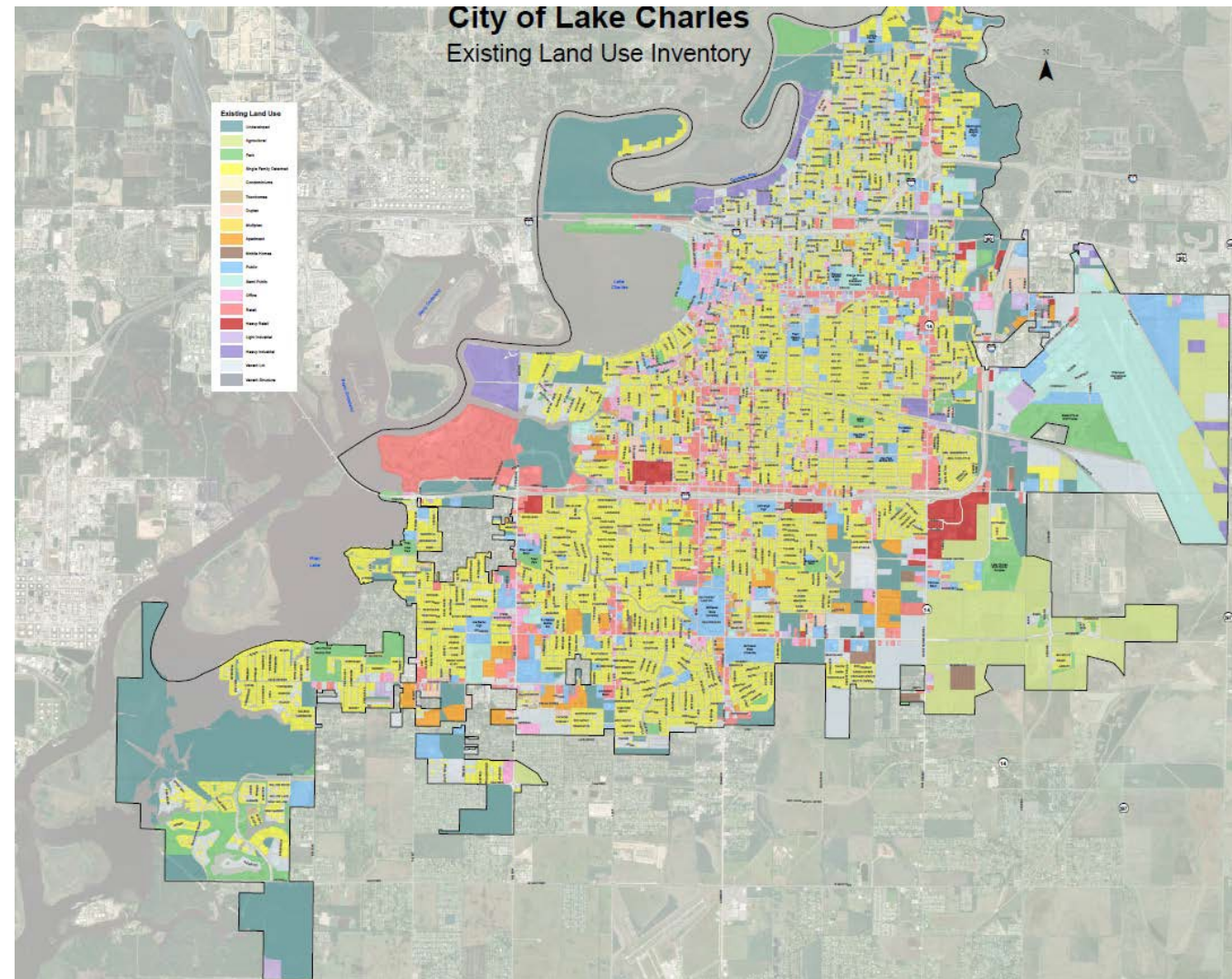
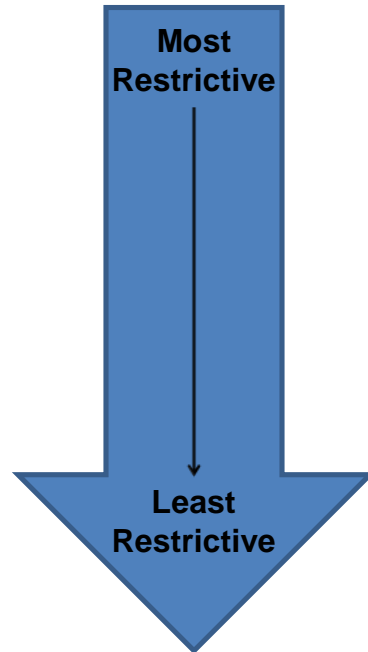
- Stakeholders
 - City Council Members
 - Planning and Zoning Commissioners
 - Historic Preservation Commissioners
 - Residents and the general public
 - Engineers and design professionals
 - Realtors and brokers
 - Contractors
 - Business leaders
- Neighborhood Meetings Across the City
 - MLK Center – Tuesday, March 12, 2019
 - Prien Lake Park – Wednesday, March 13, 2019
 - Oak Park Middle School – Thursday, March 14, 2019



Zoning Classifications

Most Restrictive to Least Restrictive

- Residential
- Neighborhood
- Mixed Use
- Business
- Light Manufacturing
- Industrial



Permitted Uses by Type

Residential Zoning District:

- Single-family detached dwellings, provided it does not exceed seven dwelling units per acre
- Accessory uses
- Home occupations
- Public Uses (Schools, Libraries, etc.)
- Agriculture
- Accessory uses to the residential use

Permitted Uses by Type

Neighborhood Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 10 dwelling units per acre.
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture

Any non-residential use requires a Major Conditional Use Review Process

Permitted Uses by Type

Mixed Use Zoning District:

- Single-family attached and detached dwellings, provided it does not exceed 12 dwelling units per acre
- Accessory uses
- Home occupations
- Public uses (schools, libraries, etc.)
- Churches
- Agriculture
- Home Businesses
- Bed and Breakfast Facilities

Any non-residential use requires a Major or Minor Conditional Use Review Process

Permitted Uses by Type

Business Zoning District:

- Indoor general retail and service establishments
- Offices and financial institutions
- Restaurants and entertainment
- Institutional uses
- Hotels and motels
- Public uses (schools, libraries, etc.)
- Kennels
- Recreational facilities
- Churches
- Agriculture
- Day care centers, provided the facility is fenced or enclosed so that children cannot leave the premises without adult supervision and the premises is buffered in accordance with [Section 24-5-209](#)
- Drive-in or drive-through facilities for the sale of food or beverages, provided that:
 - The facility is installed on a permanent foundation
 - The facility and use does not involve more than 2,500 square feet of total gross floor area
 - The parcel of land on which the use is located fronts on a collector or arterial street
 - The use is buffered in accordance with [Section 24-5-209](#); and
 - Parking and stacking for vehicles are provided in accordance with [Section 24-5-208](#)
- Outdoor retail sales and service establishments when the facility is buffered and landscaped in accordance with Sections [24-5-209](#) and [24-5-210](#), and the floor area ratio does not exceed 0.5, excluding tow yards or wrecker companies and storage of vehicles related thereto
- Bed and Breakfast facilities

All other uses not listed above requires a Conditional Use review and approval

Permitted Uses by Type

Light Manufacturing Zoning District:

- Indoor/outdoor retail and service establishments
 - Indoor woodworking, including cabinetmakers and furniture manufacturing
 - Welding shops
 - Restaurants and entertainment
 - Agriculture
 - Repair of scientific or professional instruments
 - Building, heating, plumbing, or electrical warehousing
 - Printing, publishing, and lithography
 - Exterminators; janitorial and building maintenance warehouses
 - Coatings, clothing or textile manufacturing
 - Financial institutions and offices
 - Public uses (schools, libraries, etc.)
-
- Structured parking facility, public or commercial
 - Towers; provided that the use conforms to [Section 24-5-212](#)
 - Multimodal, warehousing and distribution operations
 - Transit station or terminal
 - Artisan/craft product manufacturing
 - Hotels and motels
 - Recreational facilities
 - Drive-in or drive-through facilities for the sale of food or beverages
 - Accessory uses, including permanent storage vessels

City of Lake Charles

Proposed Zoning Map

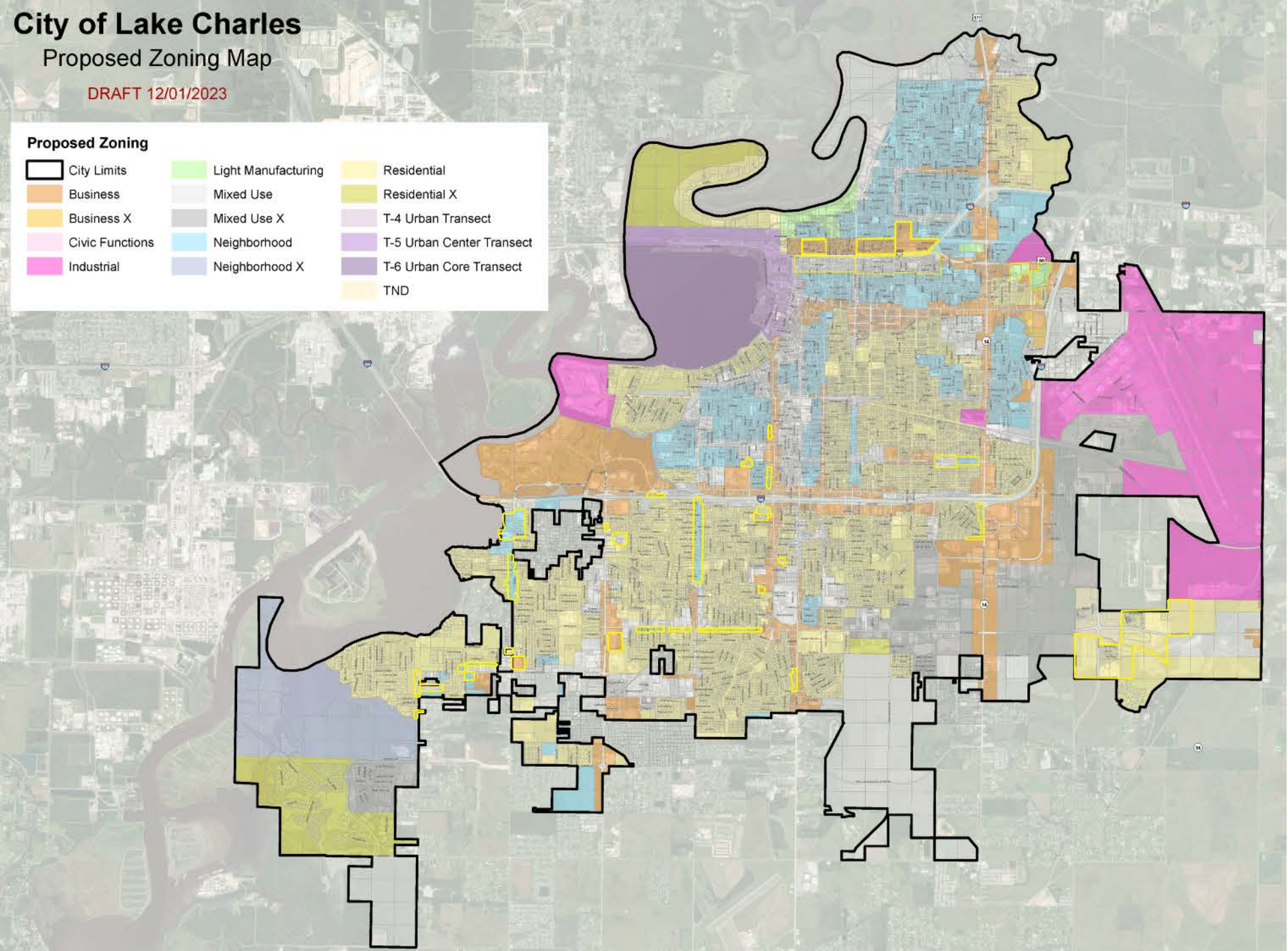
DRAFT 12/01/2023

Proposed Zoning

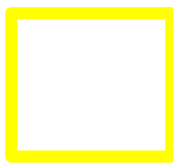
 City Limits	 Light Manufacturing	 Residential
 Business	 Mixed Use	 Residential X
 Business X	 Mixed Use X	 T-4 Urban Transect
 Civic Functions	 Neighborhood	 T-5 Urban Center Transect
 Industrial	 Neighborhood X	 T-6 Urban Core Transect
		 TND

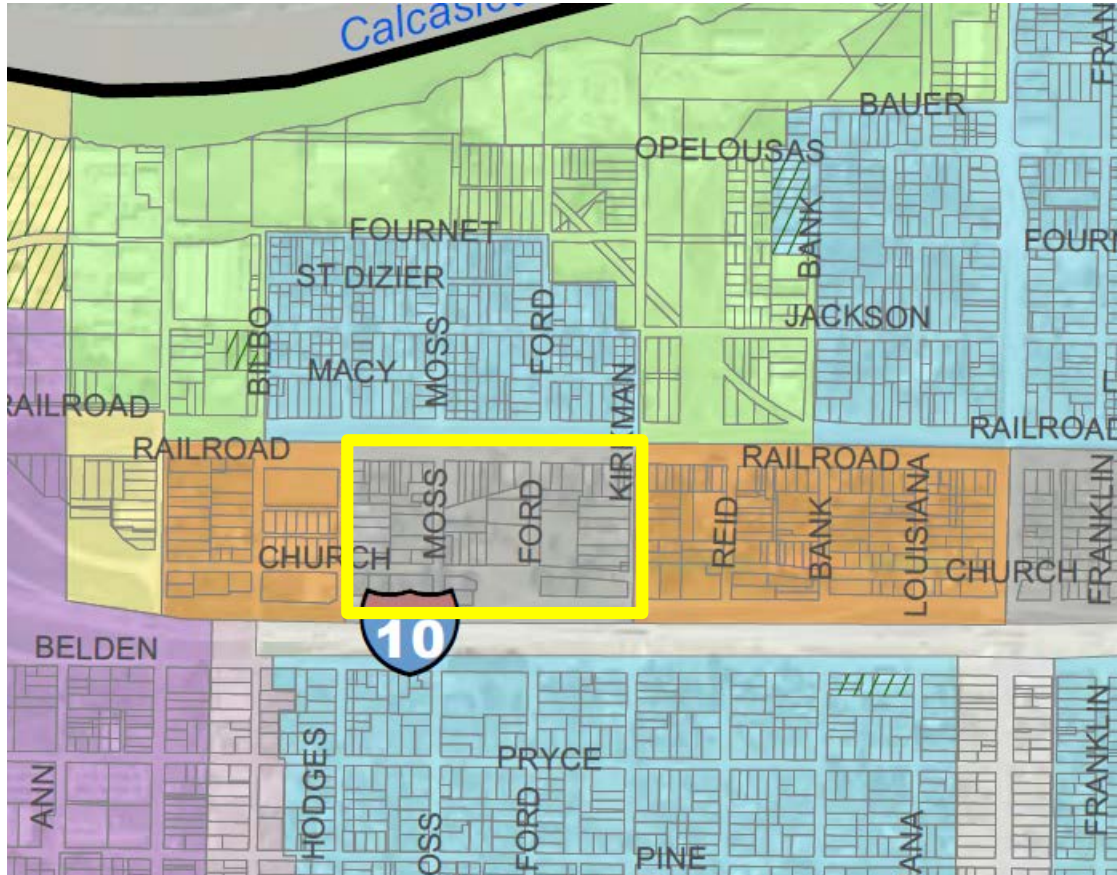
Preliminary Overview of Additional Proposed Zone Change Locations (NEW)

 Location of proposed zoning change



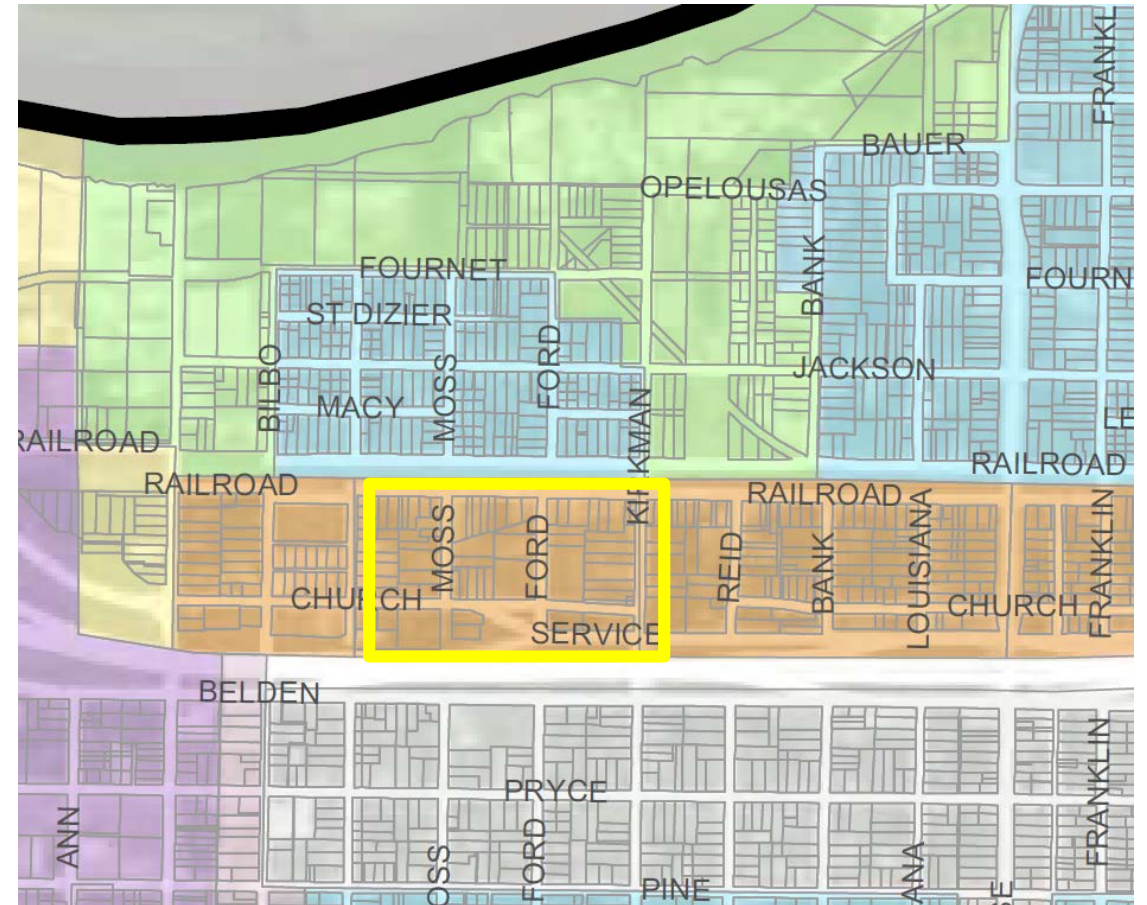
District A

 Location of proposed zoning change

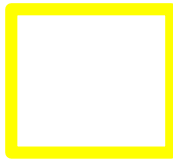


Current – Mixed Use

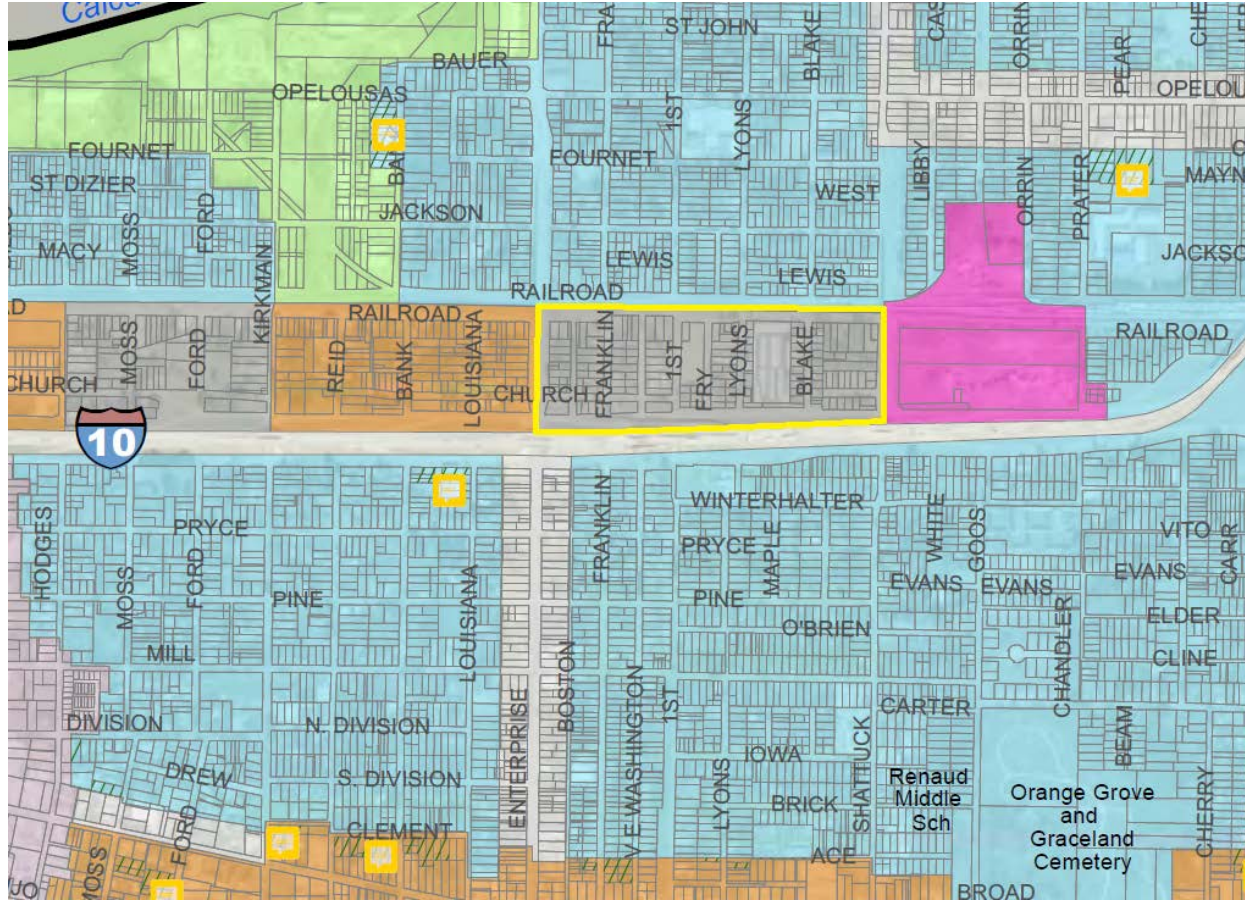
Proposed - Business



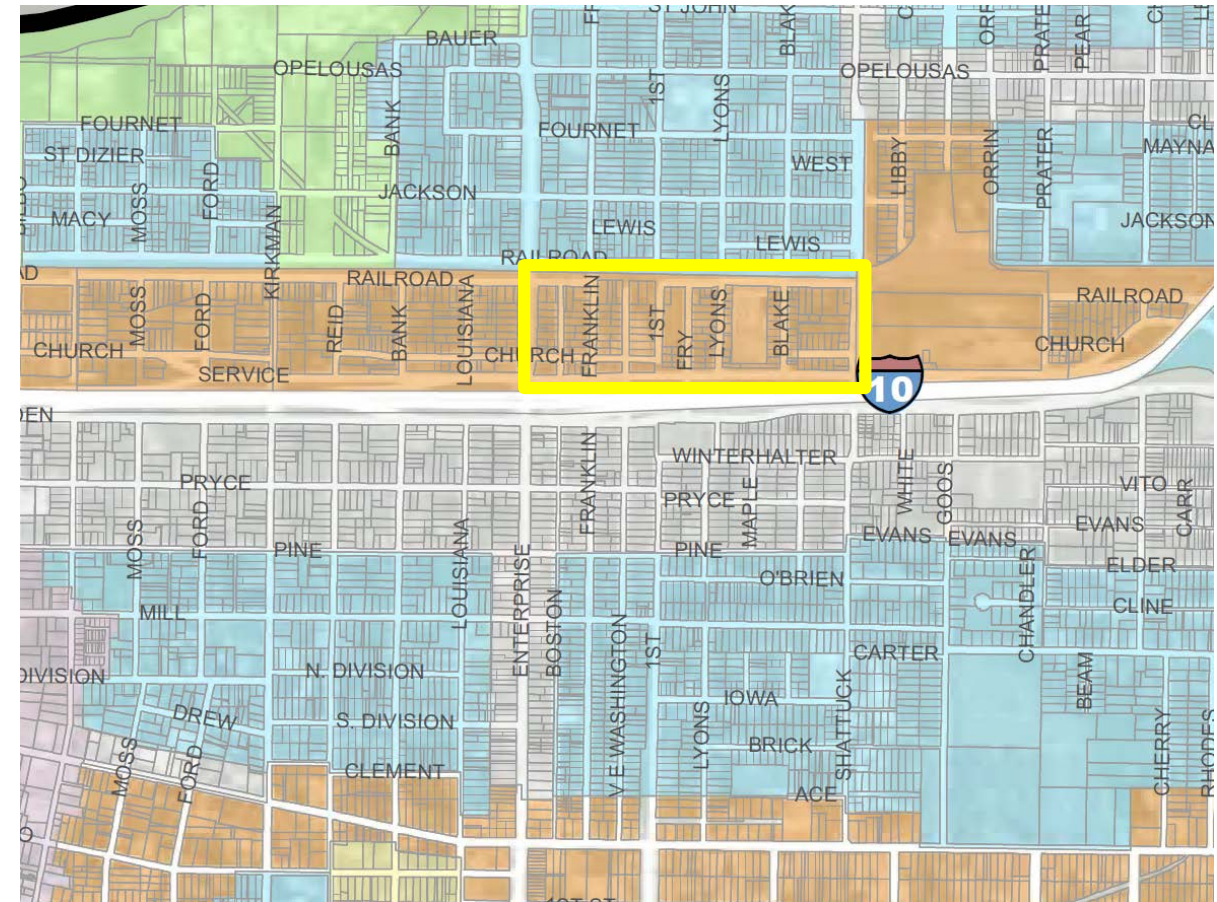
District A

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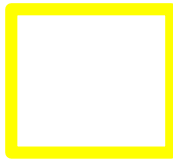
Proposed – Business

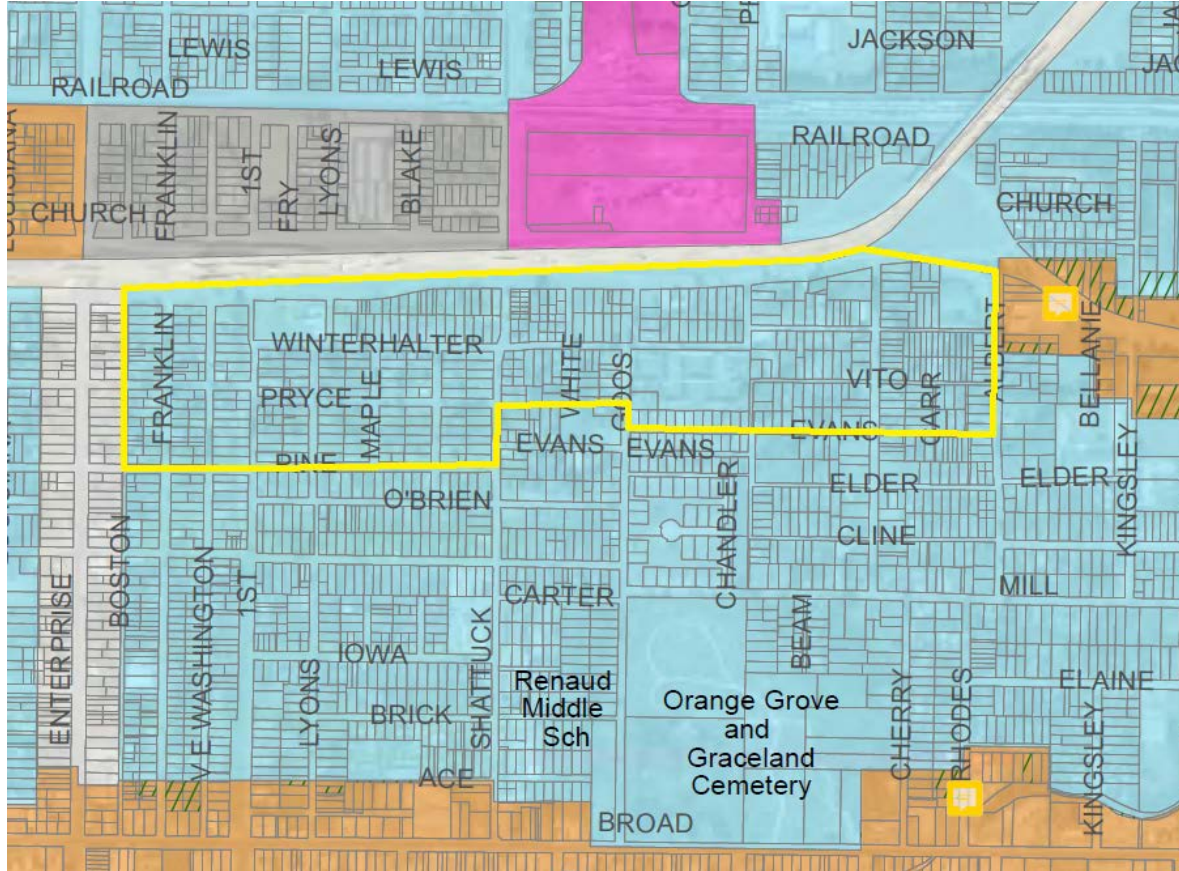


Current – Mixed Use



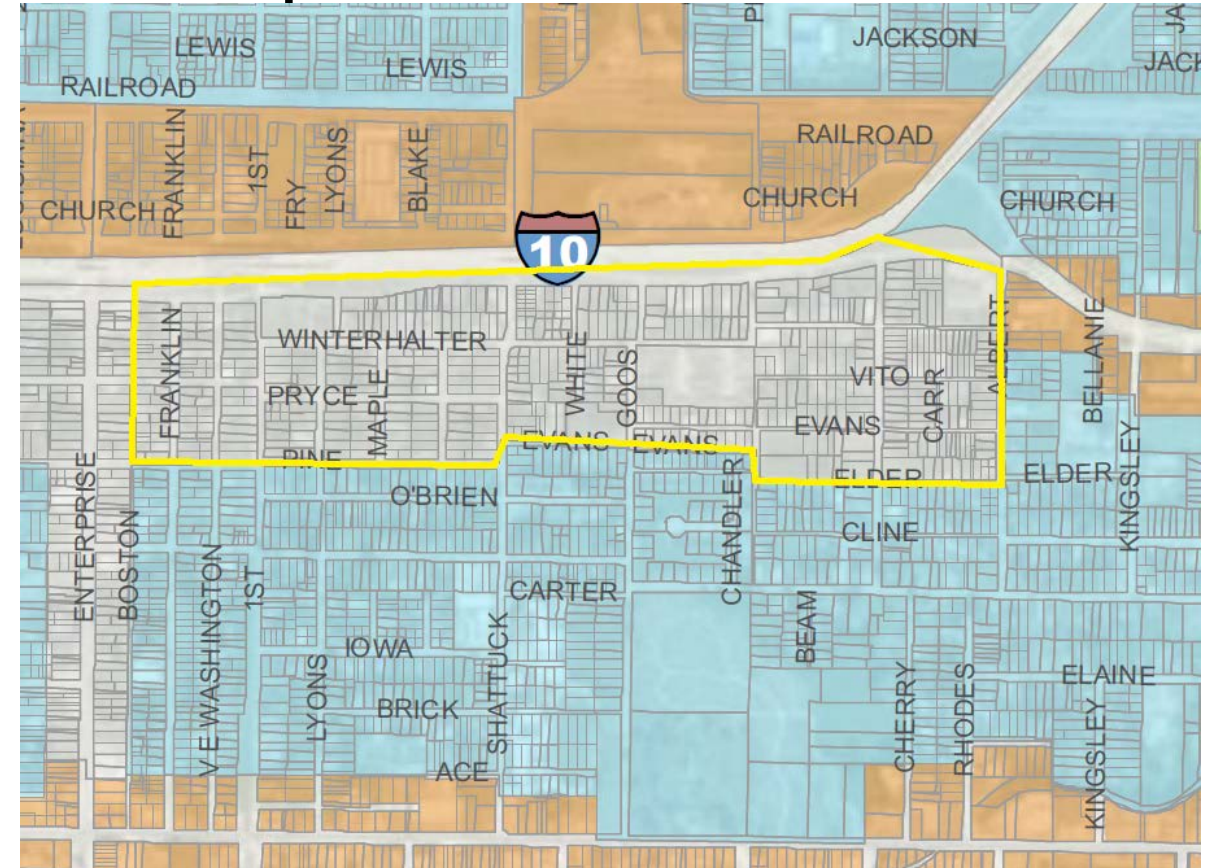
District A

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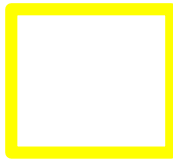


Current – Neighborhood

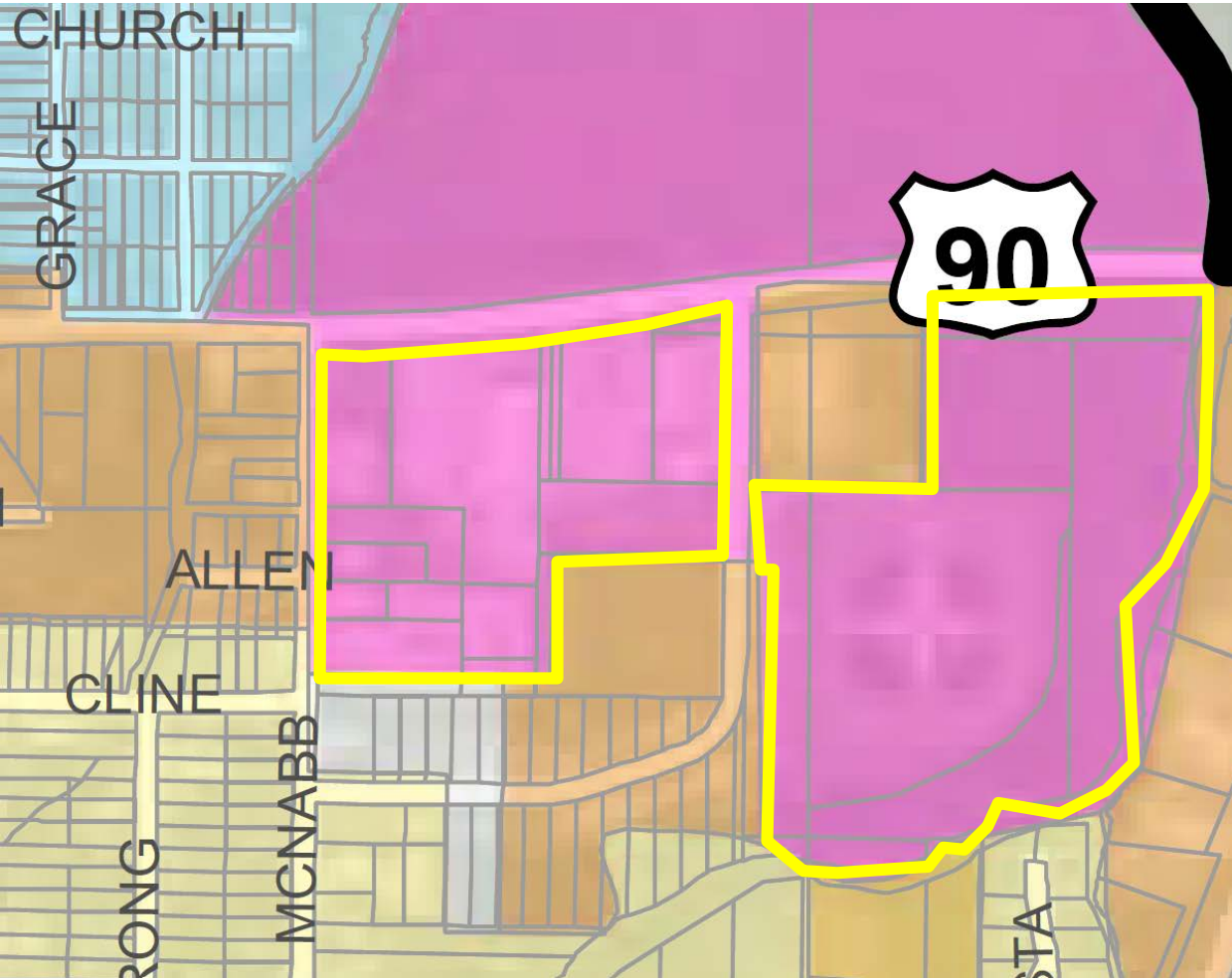
Proposed – Mixed Use



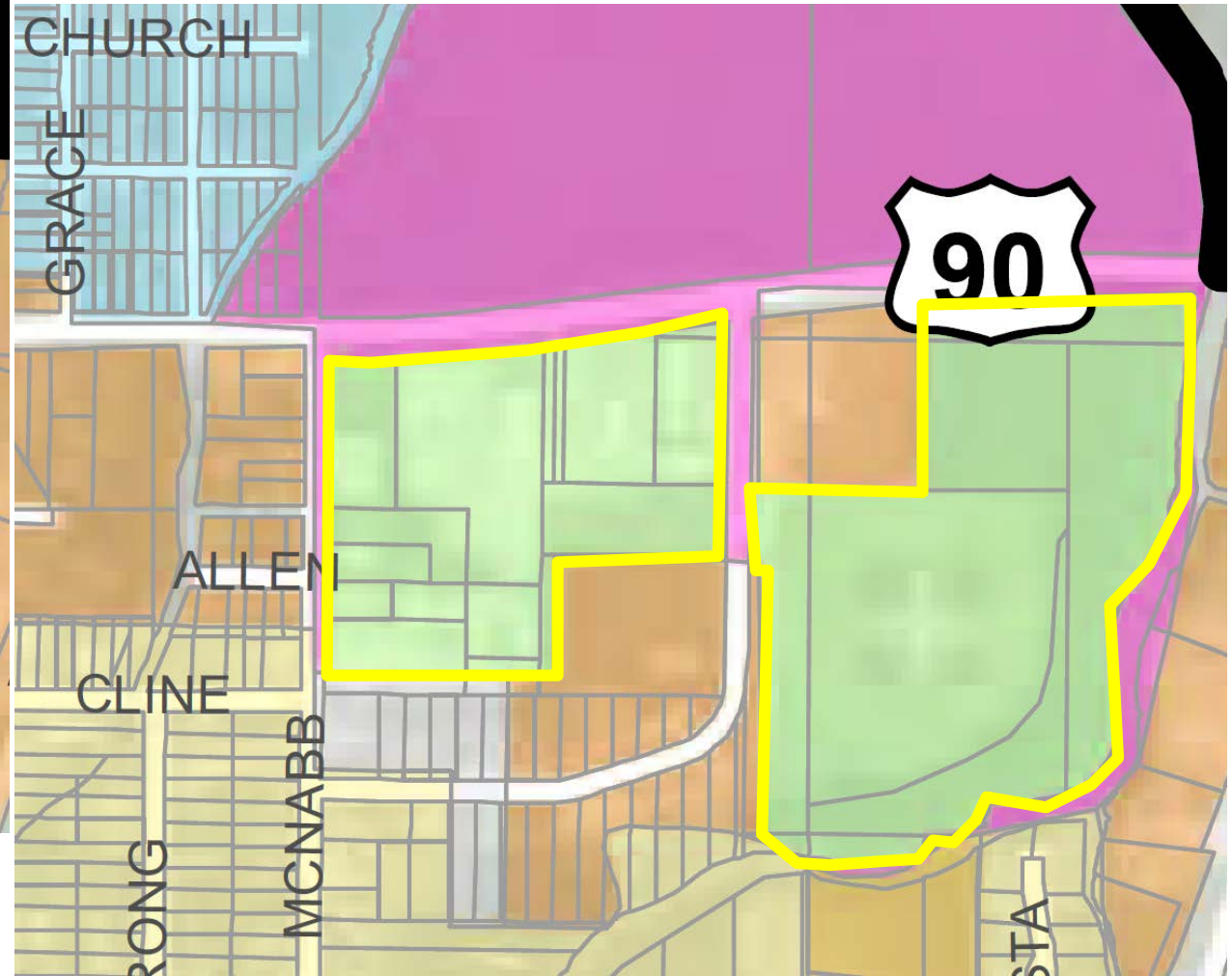
District A

 Location of proposed zoning change

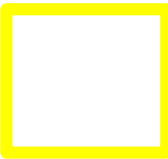
Current – Industrial

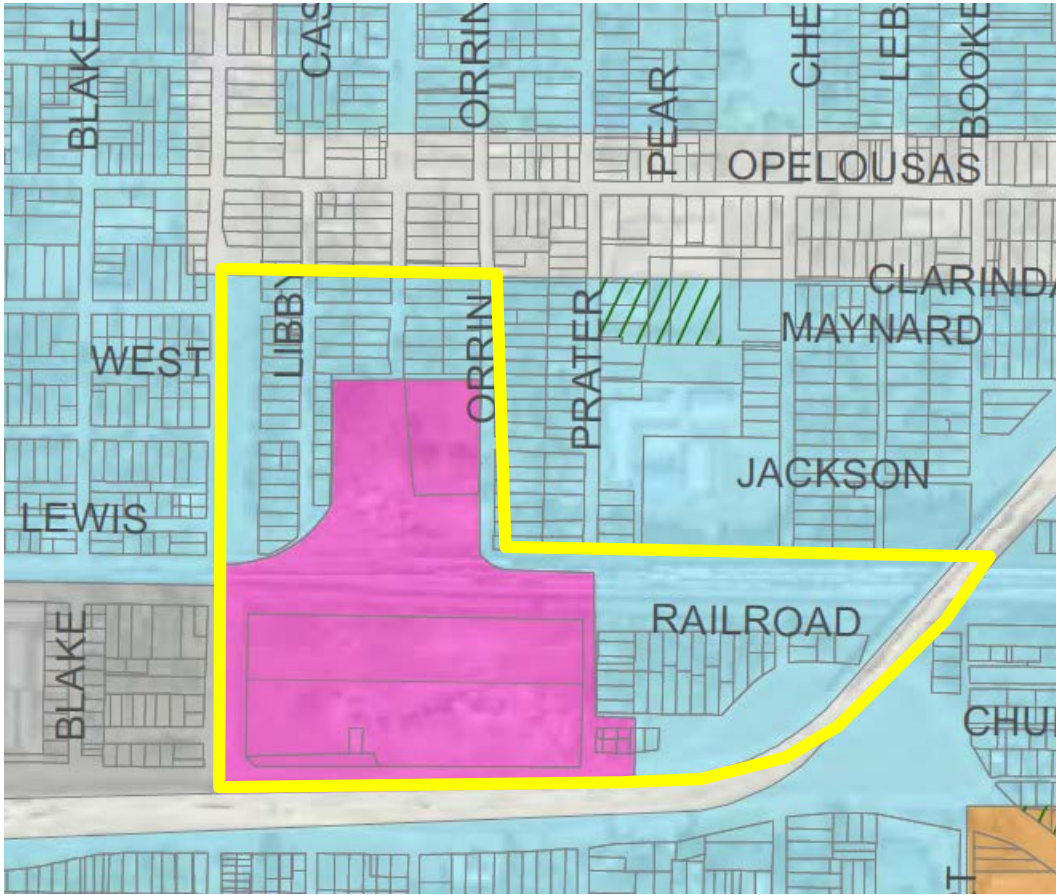


Proposed – Light Manufacturing



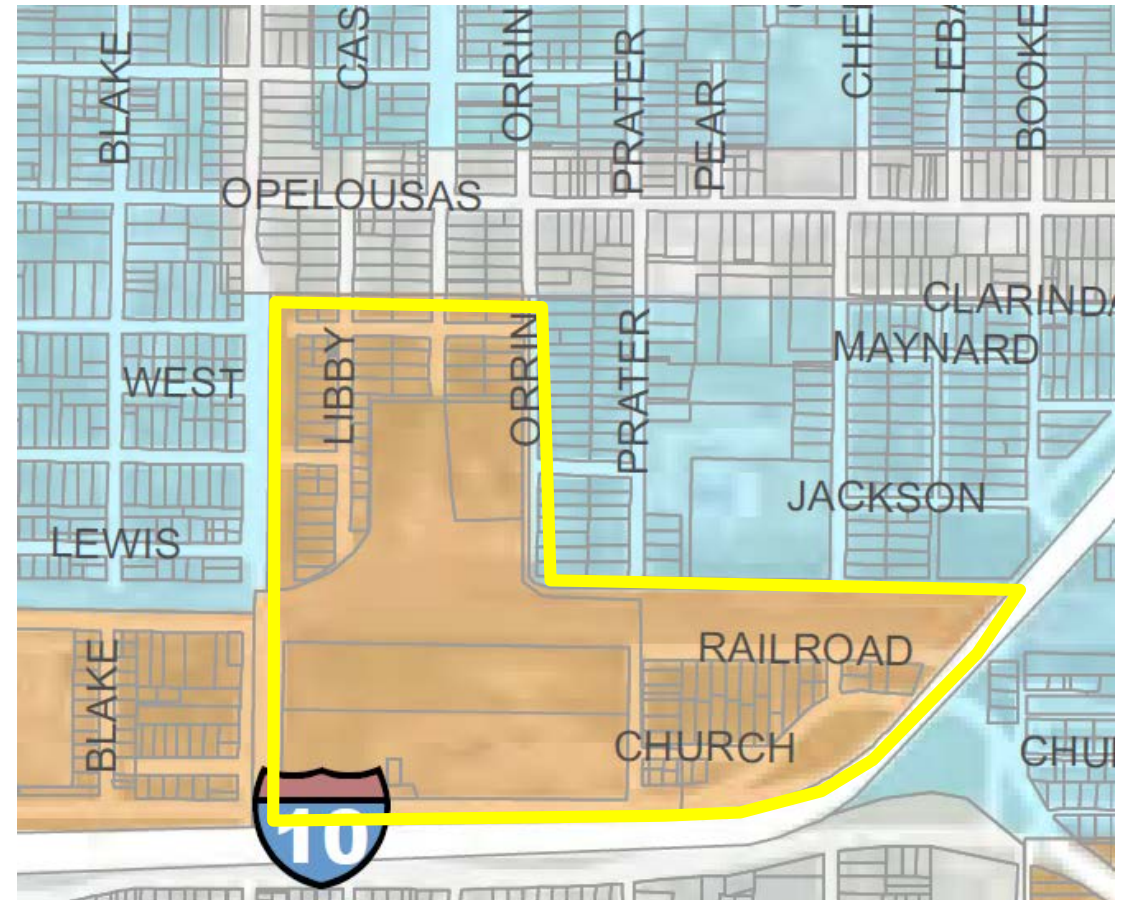
Districts A & B

 Location of proposed zoning change

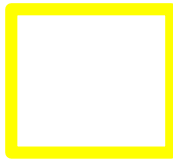


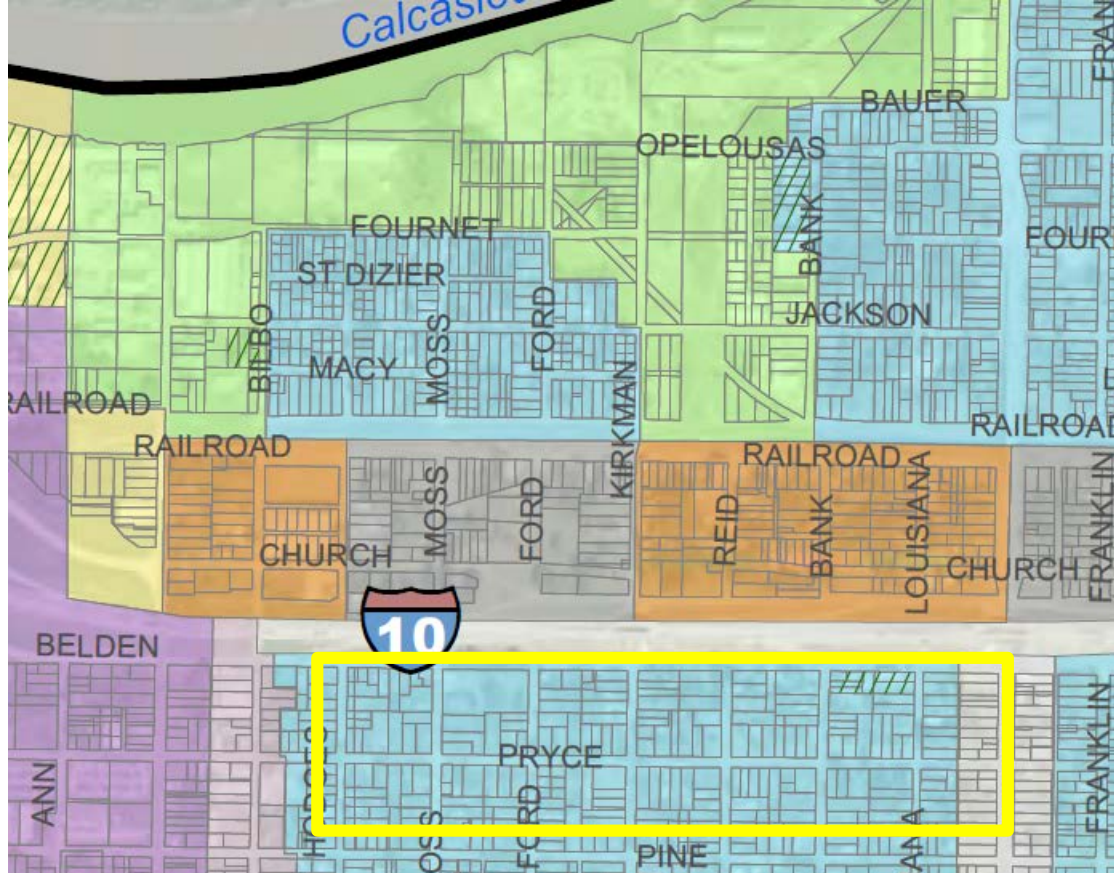
Current – Industrial and Neighborhood

Proposed – Business



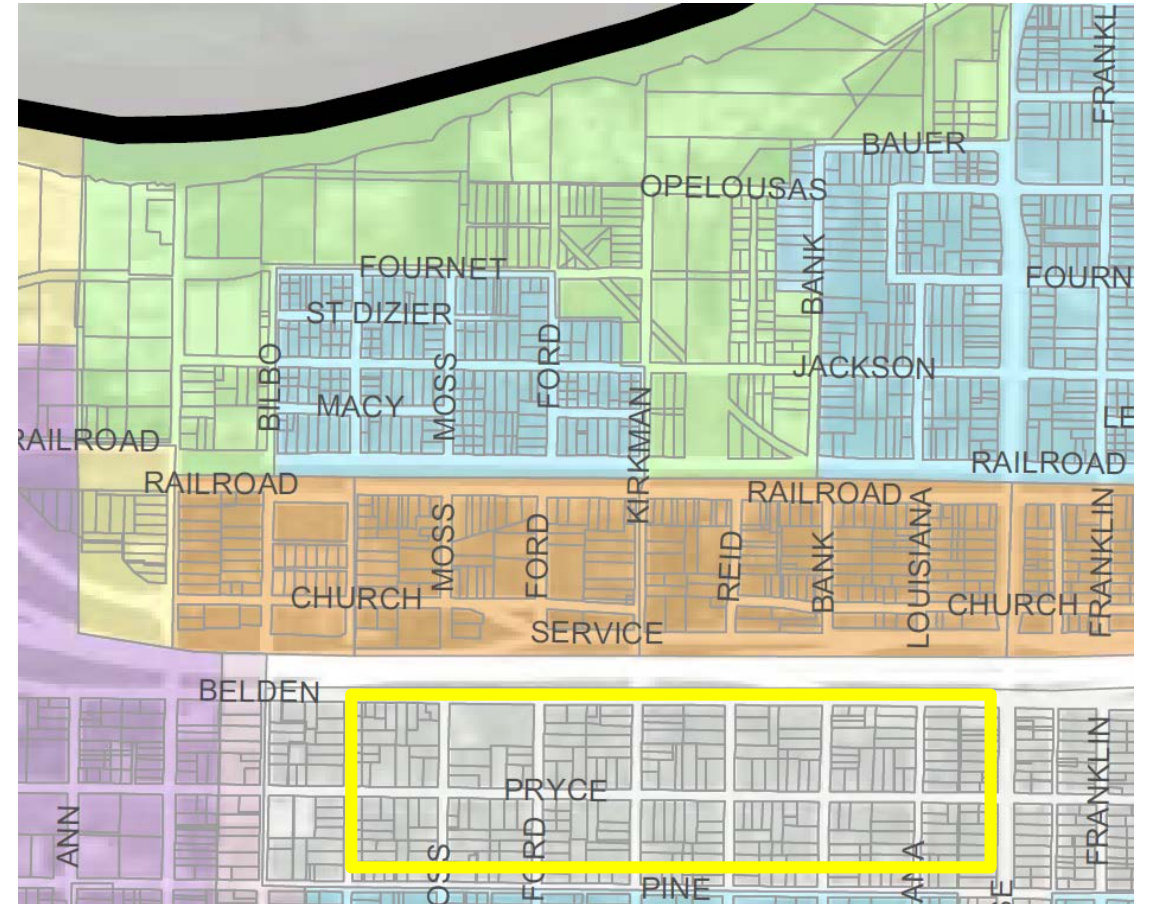
District B

 Location of proposed zoning change



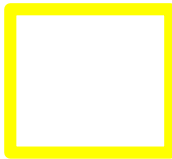
Current – Neighborhood

Proposed – Mixed Use

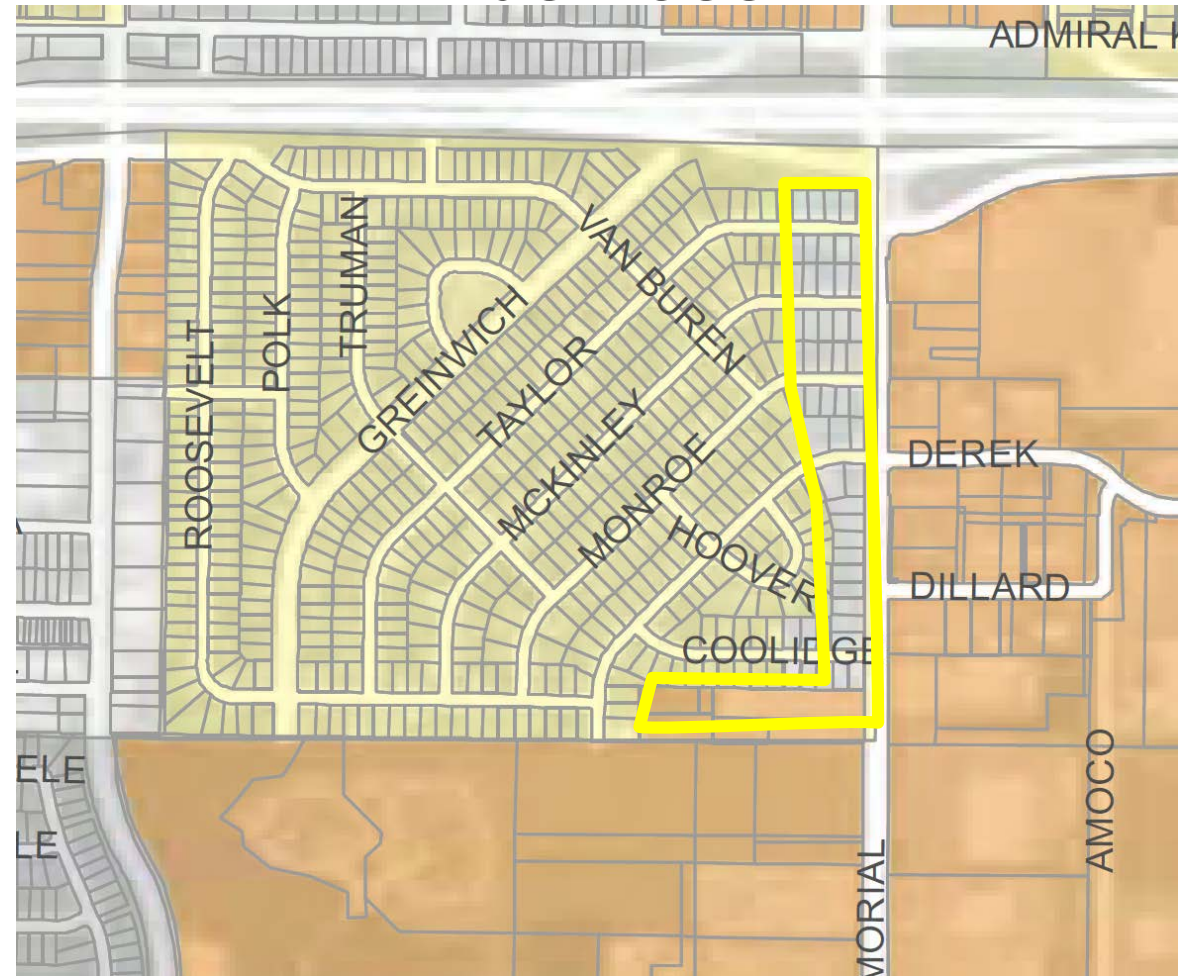
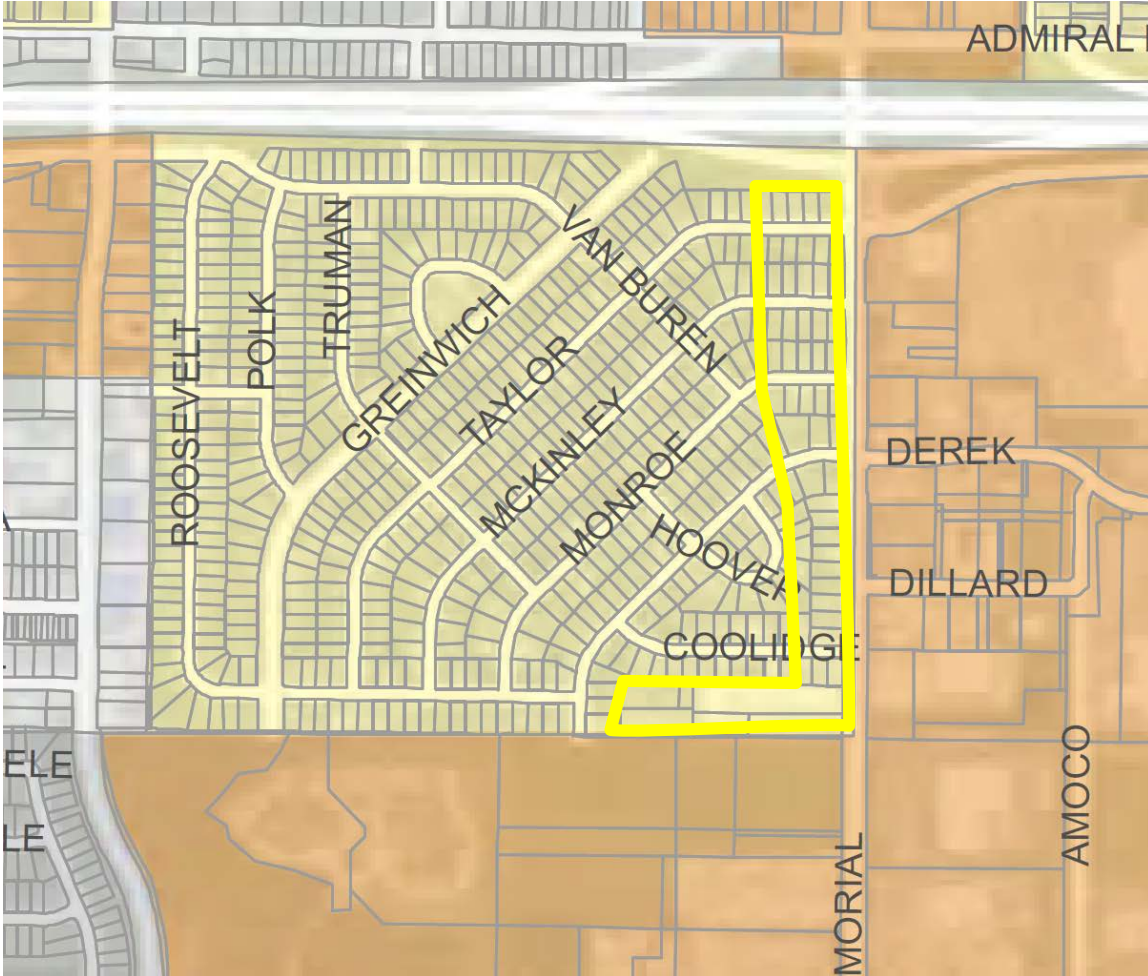


District C

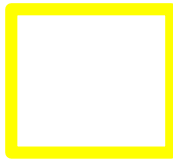
Current – Residential

 Location of proposed zoning change

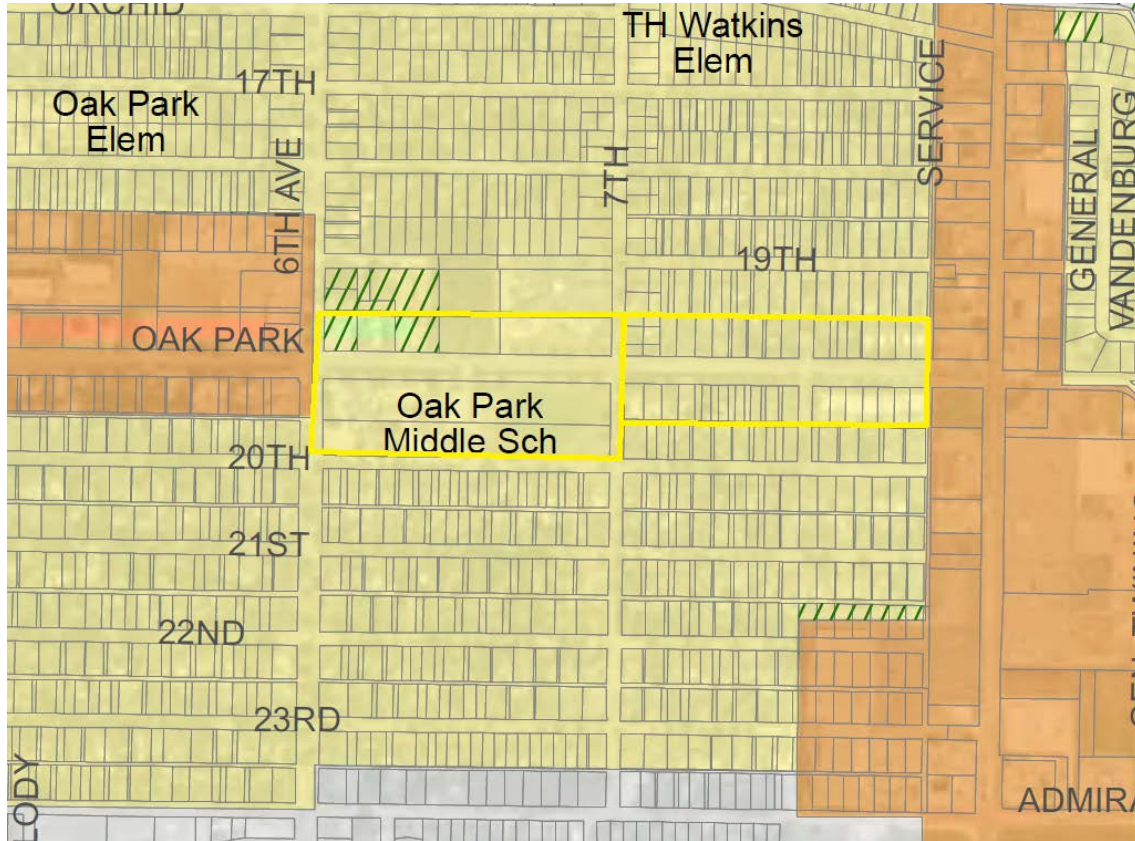
Proposed – Mixed Use and Business



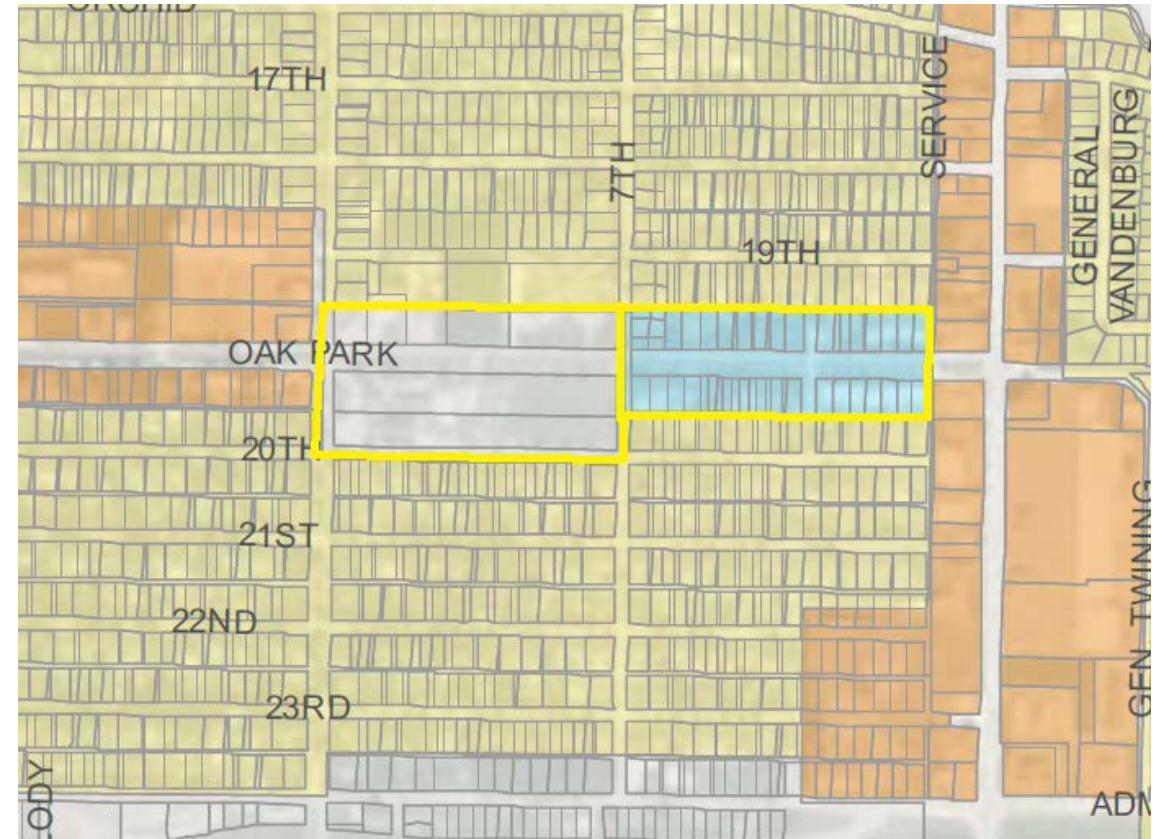
District C

 Location of proposed zoning change

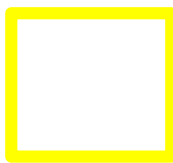
Current – Residential



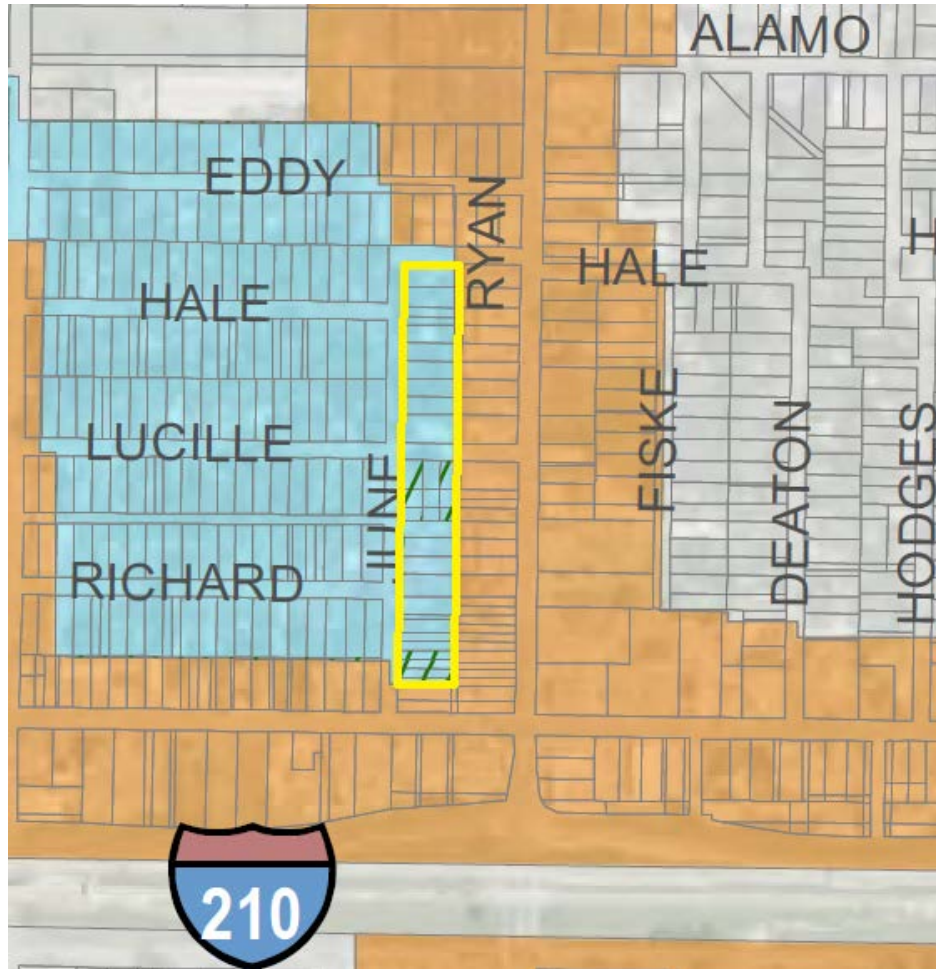
Proposed – Mixed Use & Neighborhood



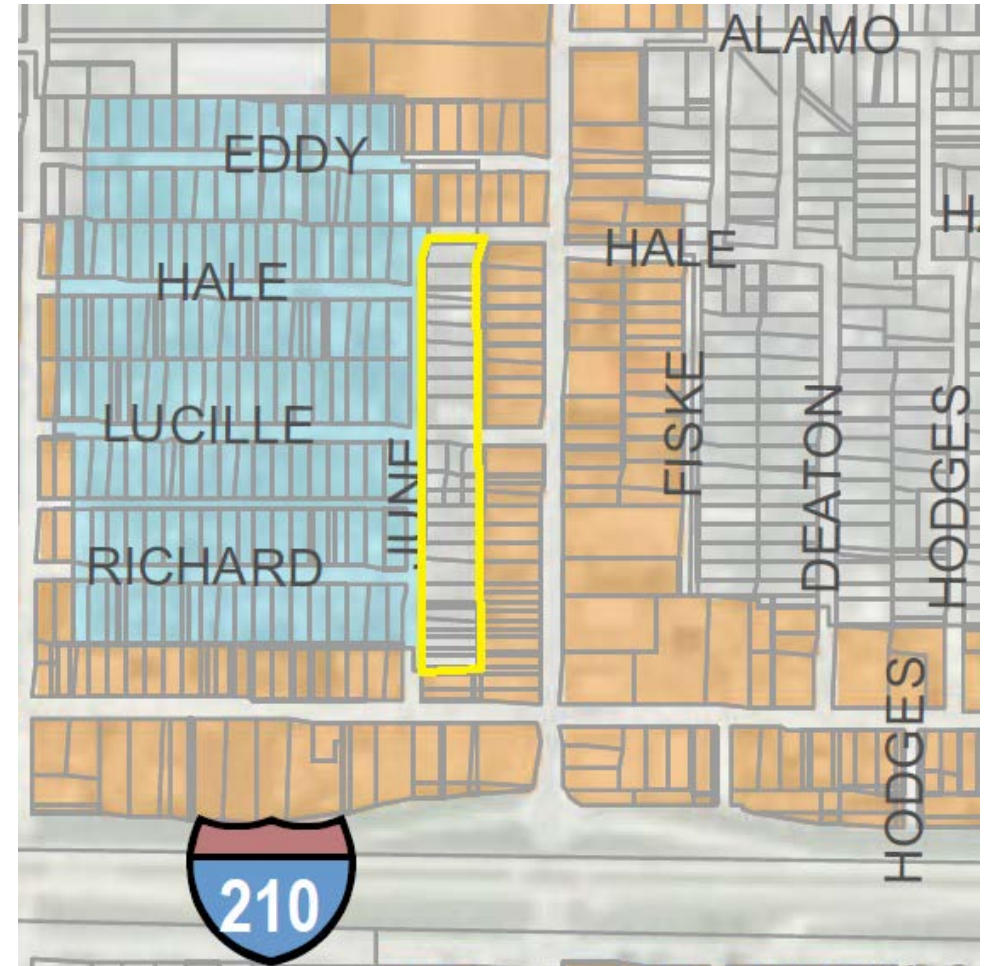
District D

 Location of proposed zoning change

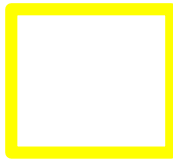
Current – Neighborhood



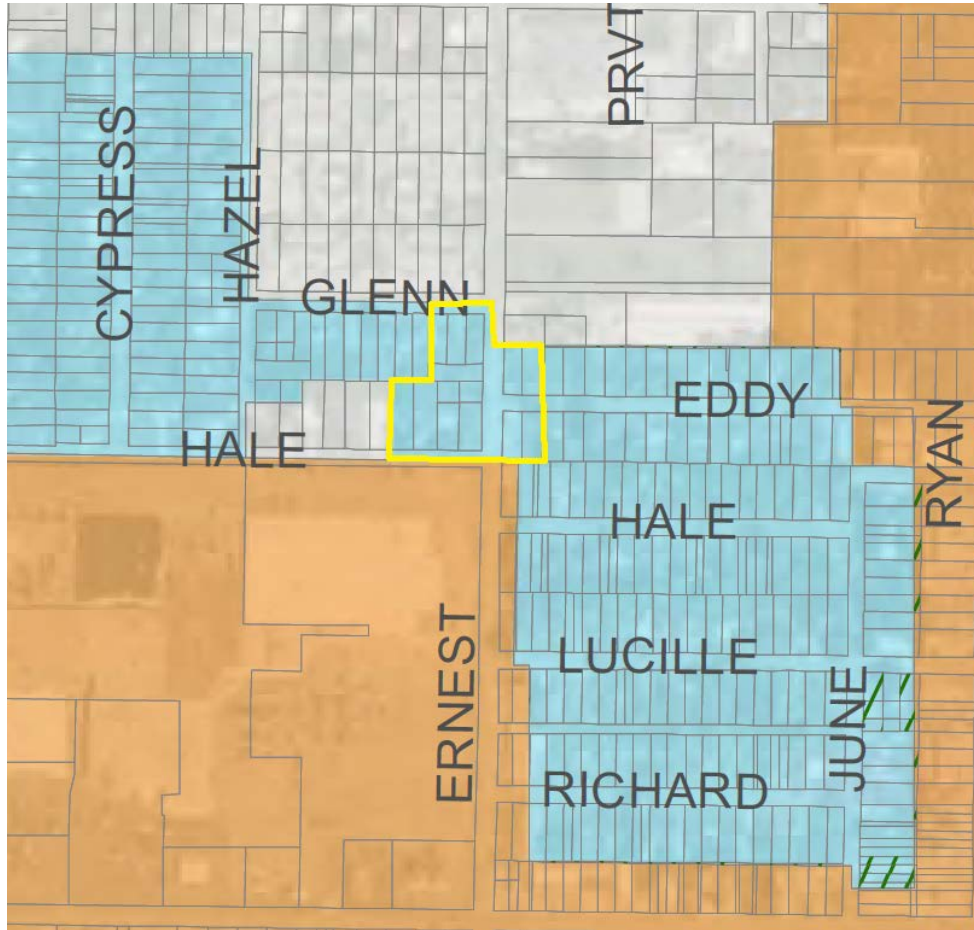
Proposed – Mixed Use



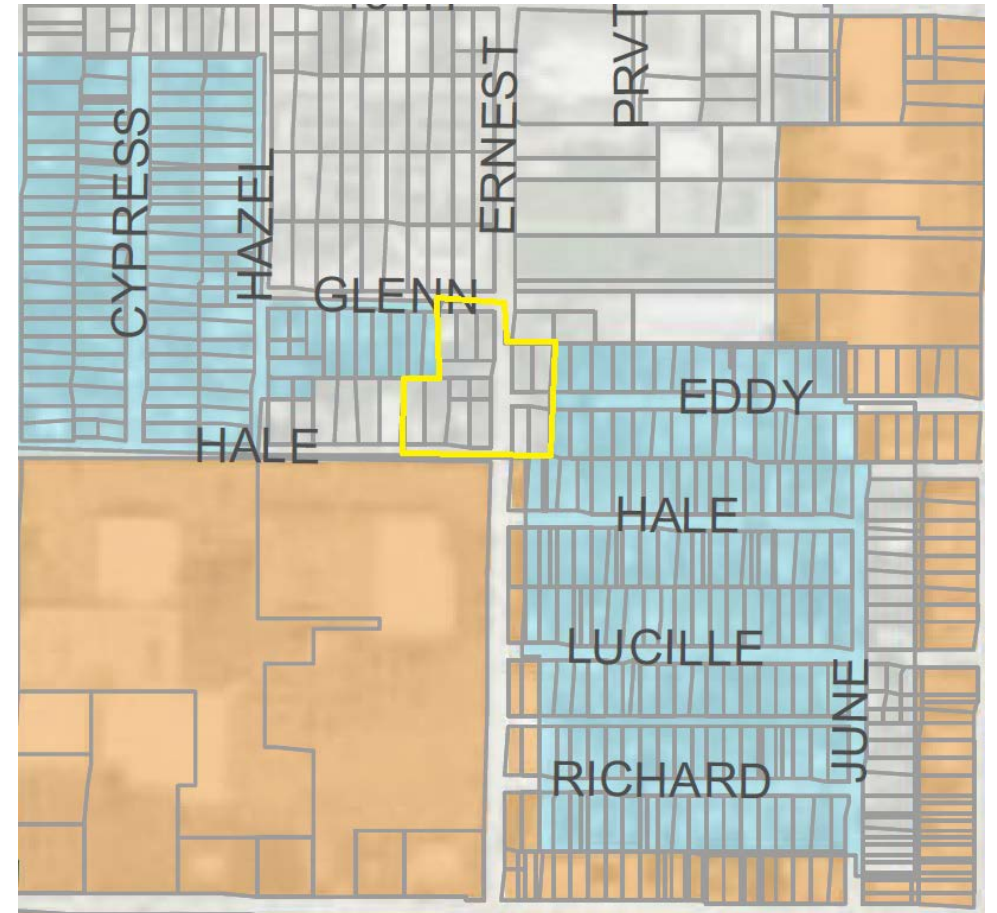
District D

 Location of proposed zoning change

Current – Neighborhood



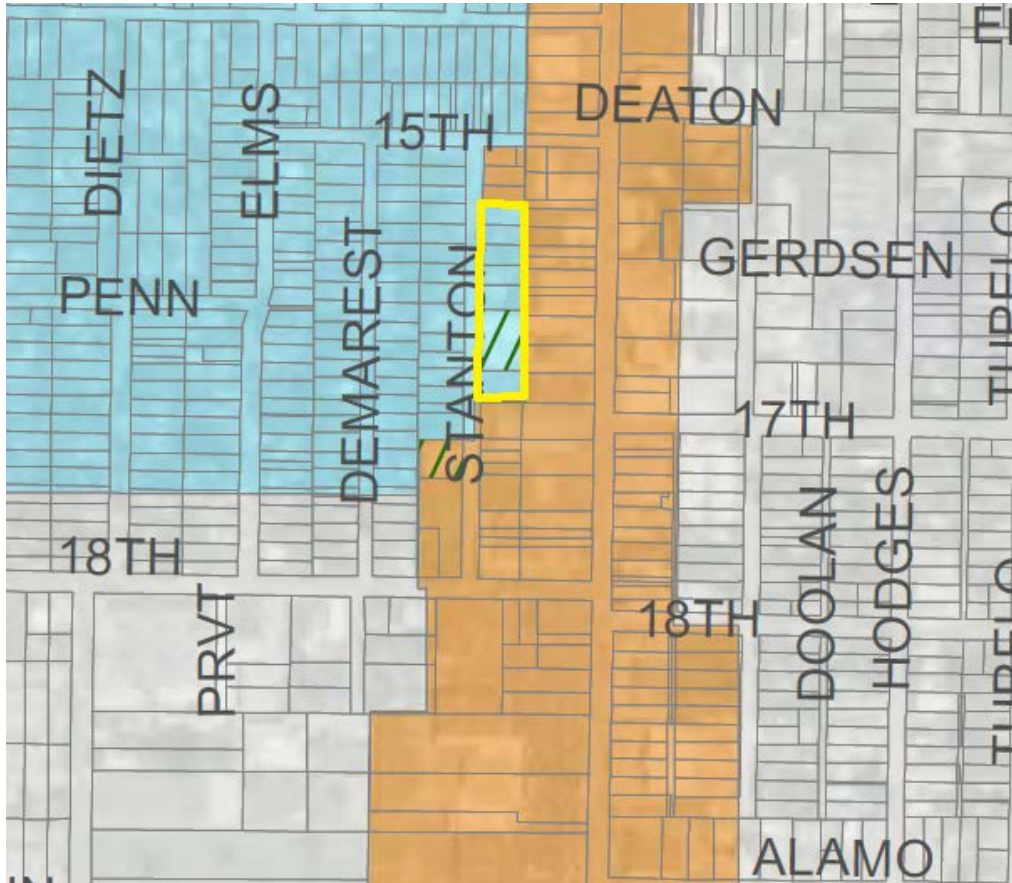
Proposed – Mixed Use



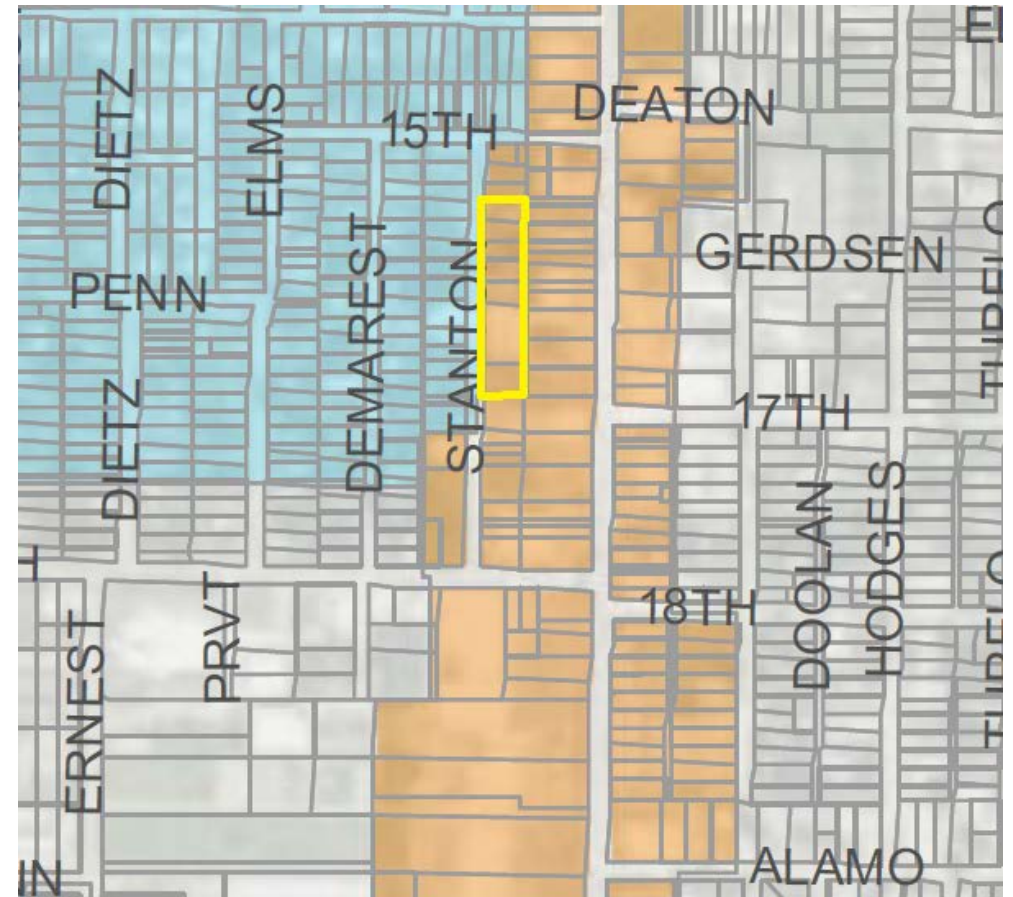
District D

 Location of proposed zoning change

Current – Neighborhood

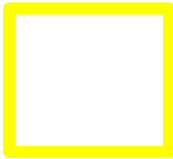


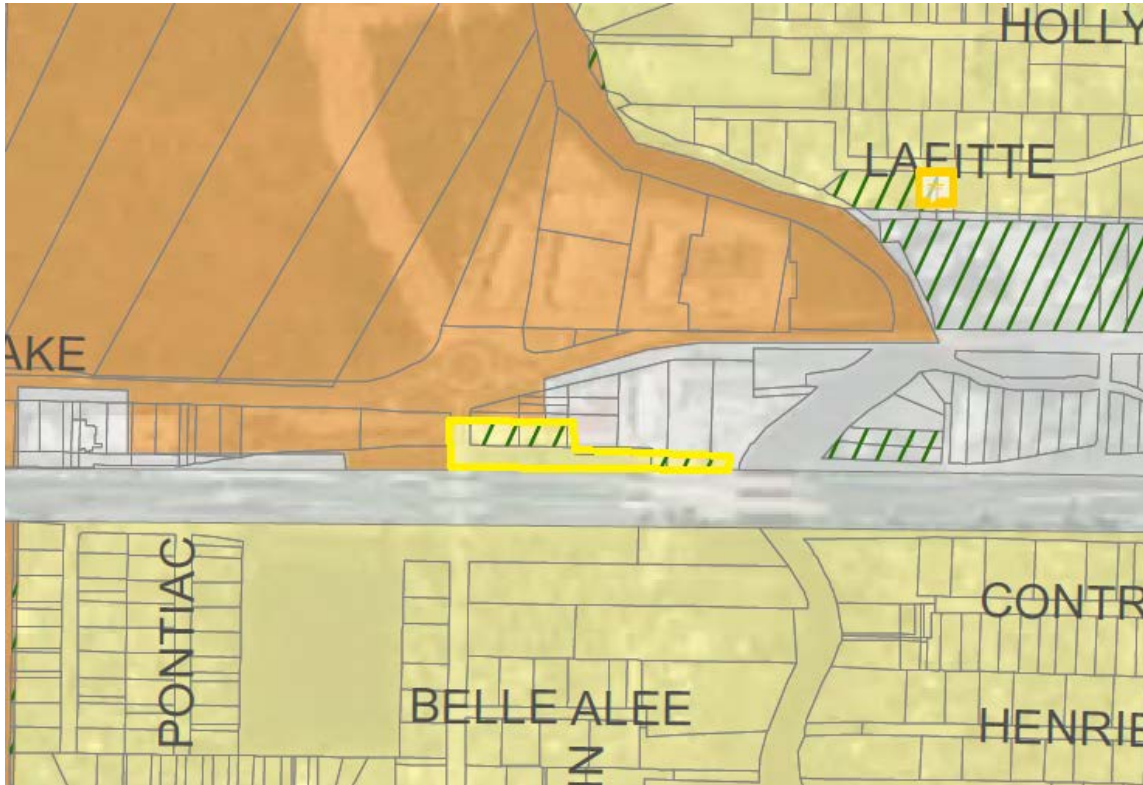
Proposed – Mixed Use



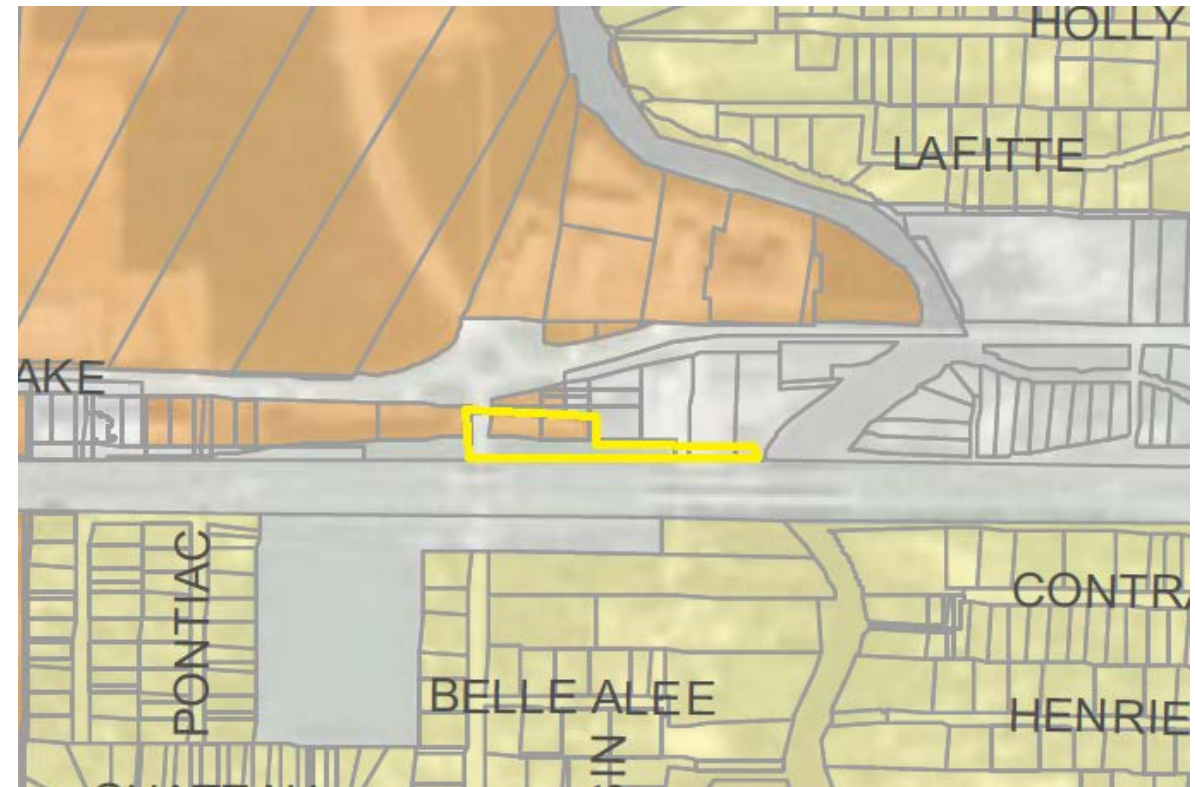
District D

Current – Neighborhood

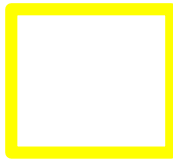
 Location of proposed zoning change



Proposed – Mixed Use

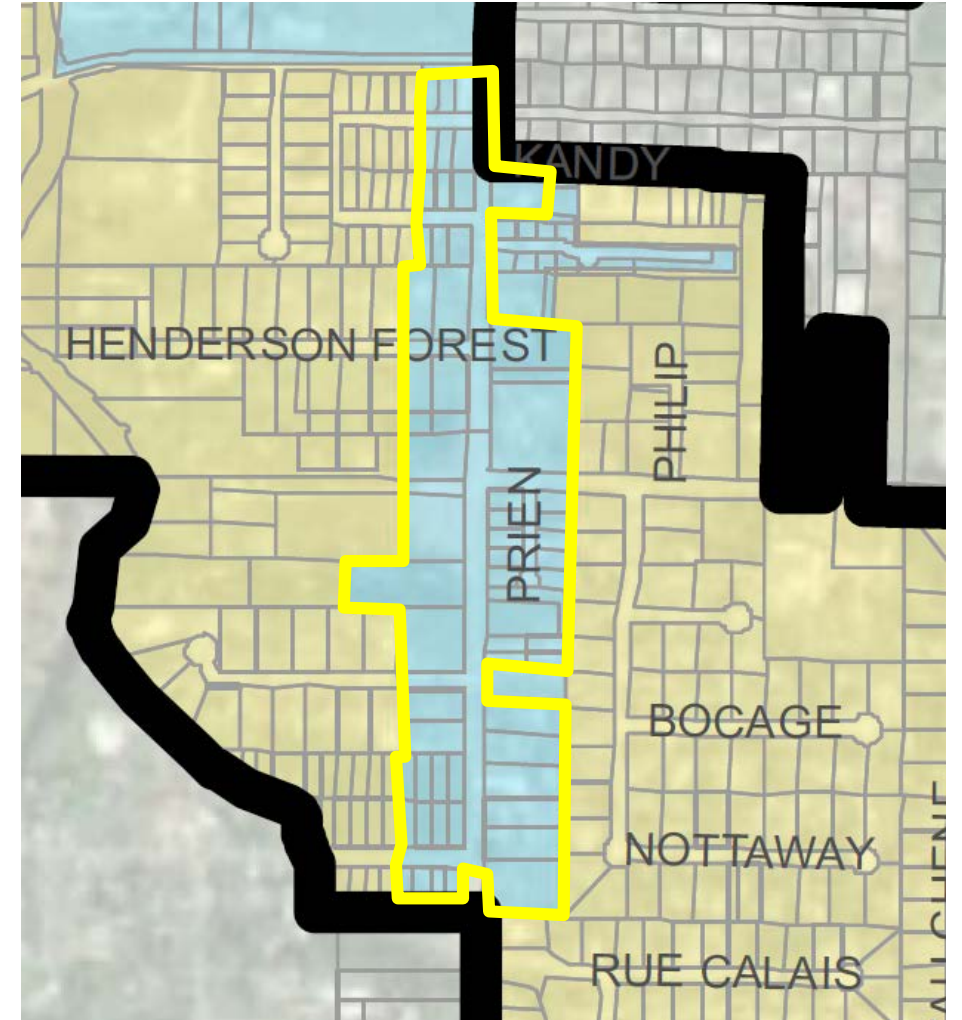
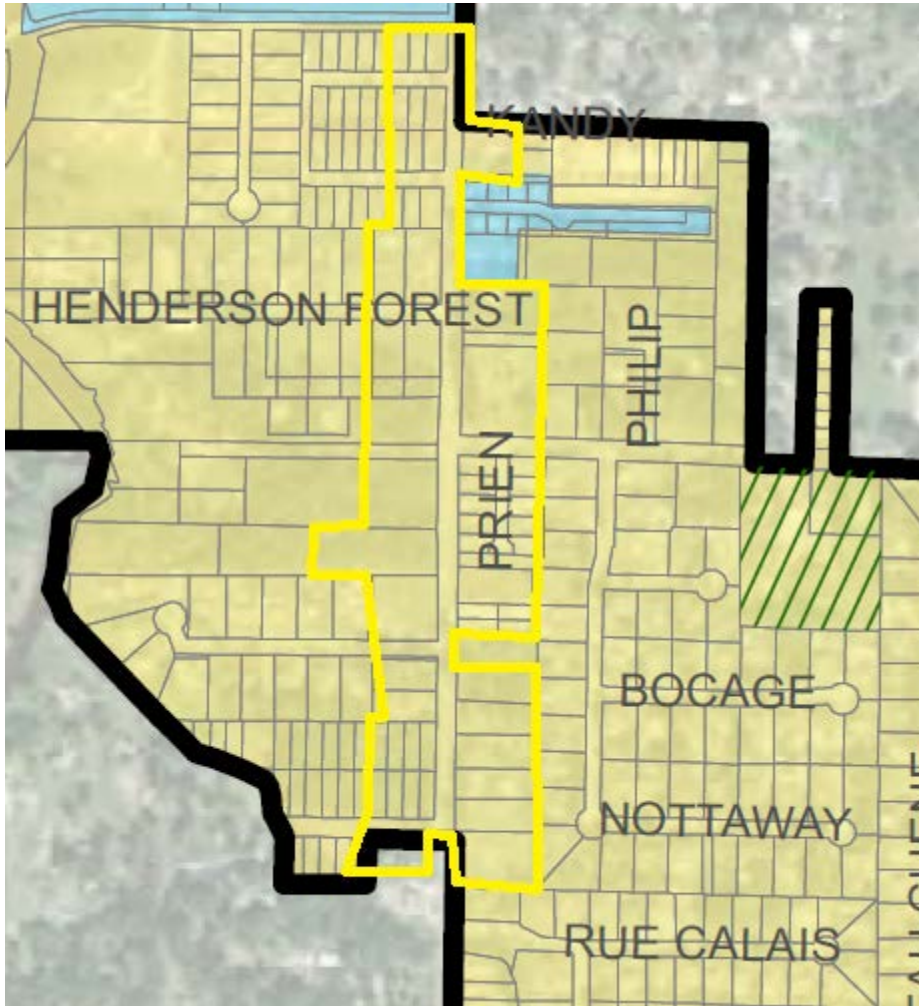


District D & G

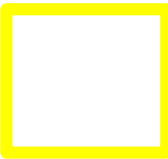
 Location of proposed zoning change

Current – Residential

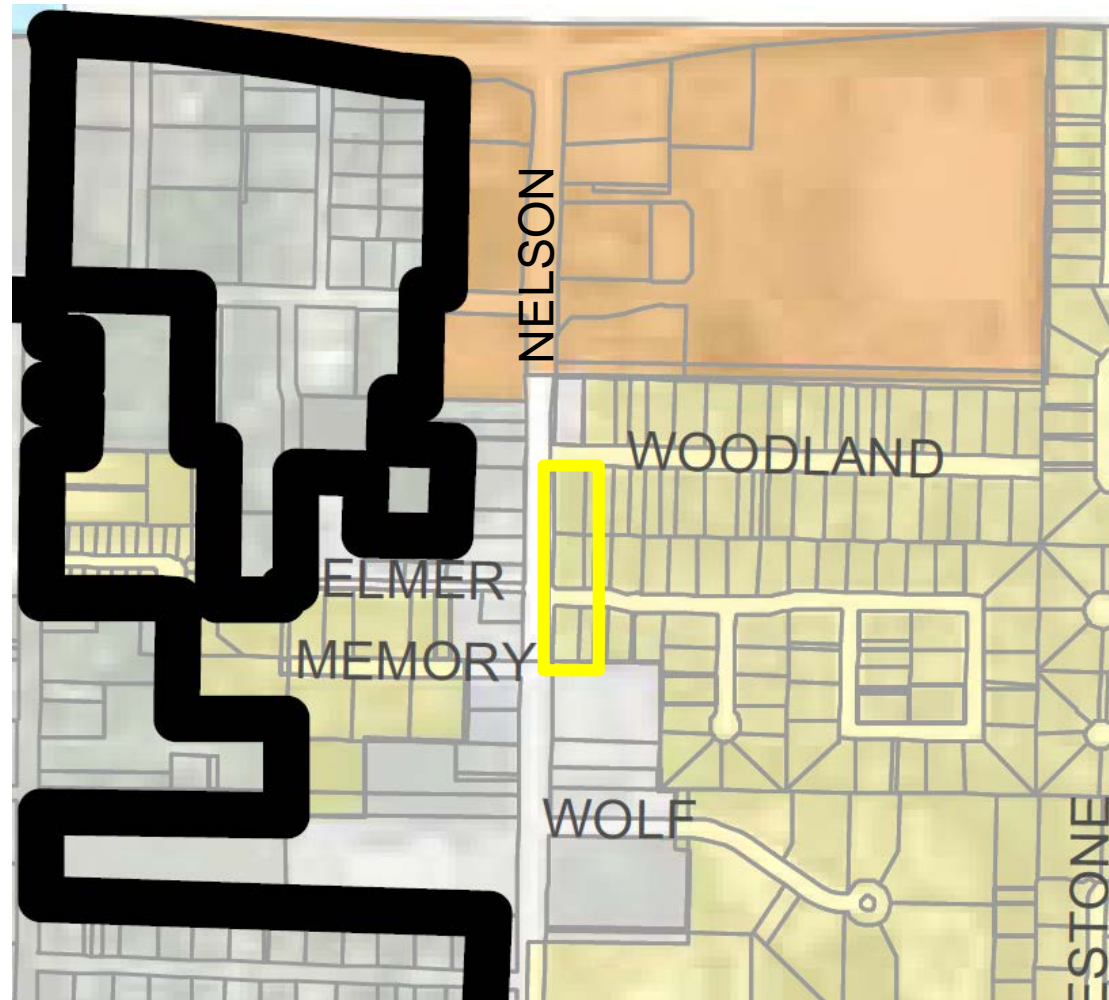
Proposed – Neighborhood



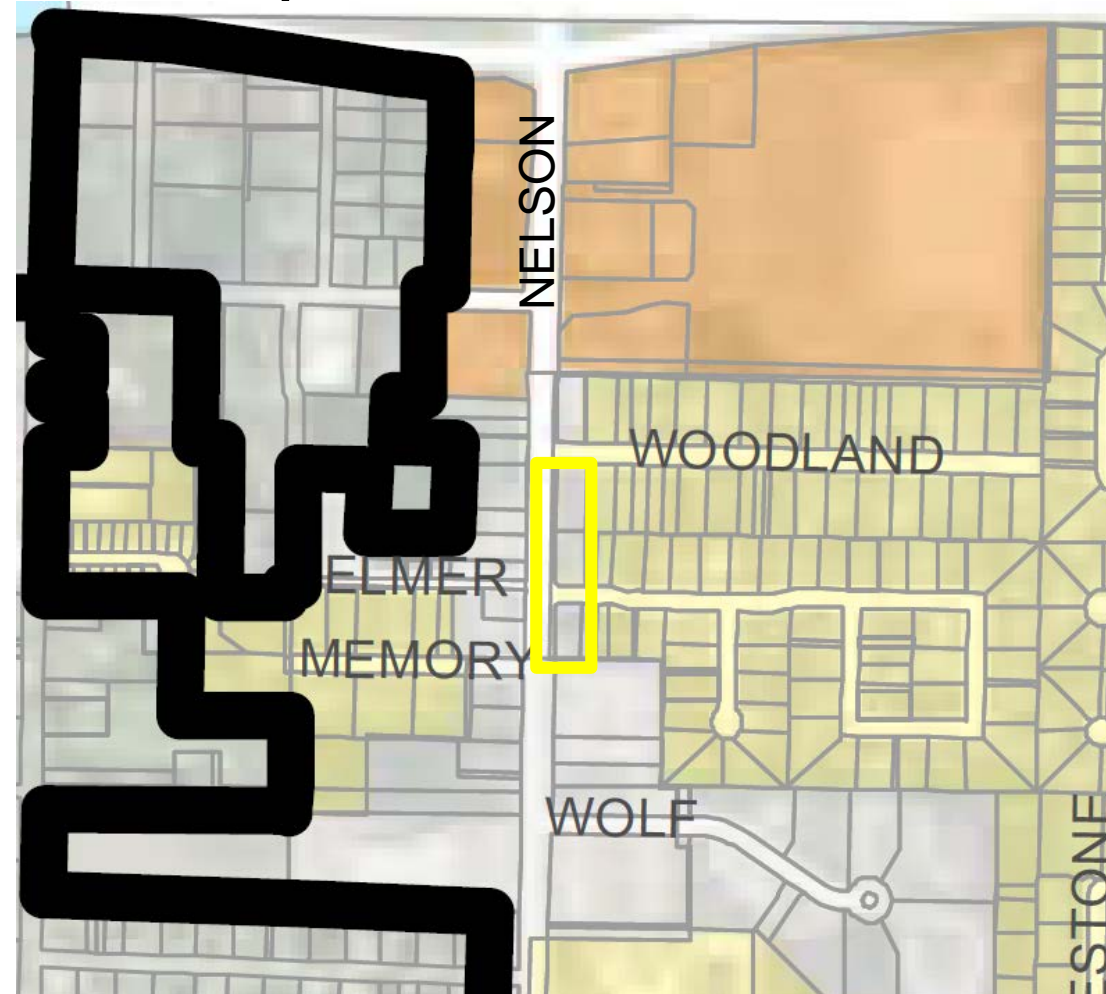
District E

 Location of proposed zoning change

Current – Residential

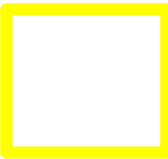


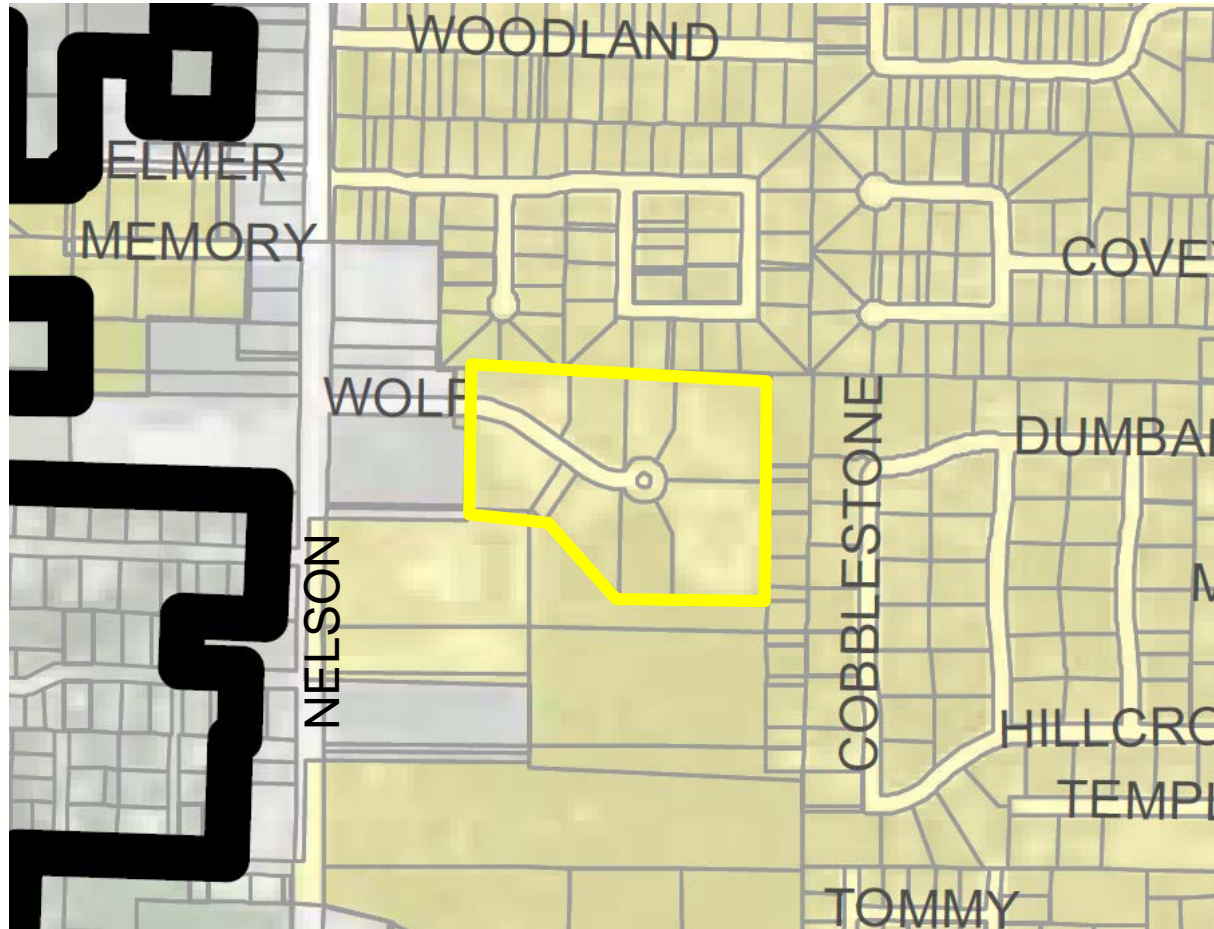
Proposed – Mixed Use



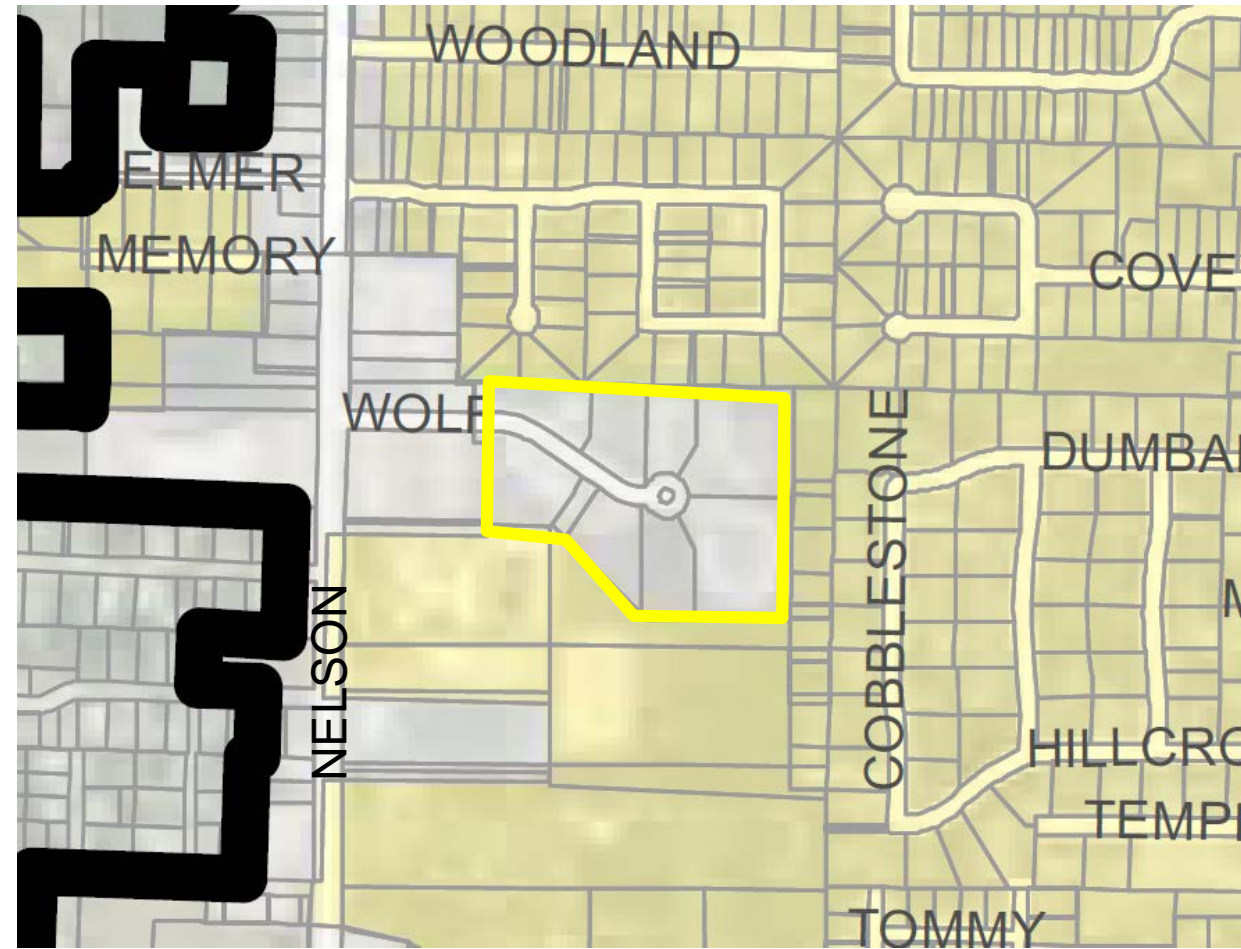
District E

Current – Residential

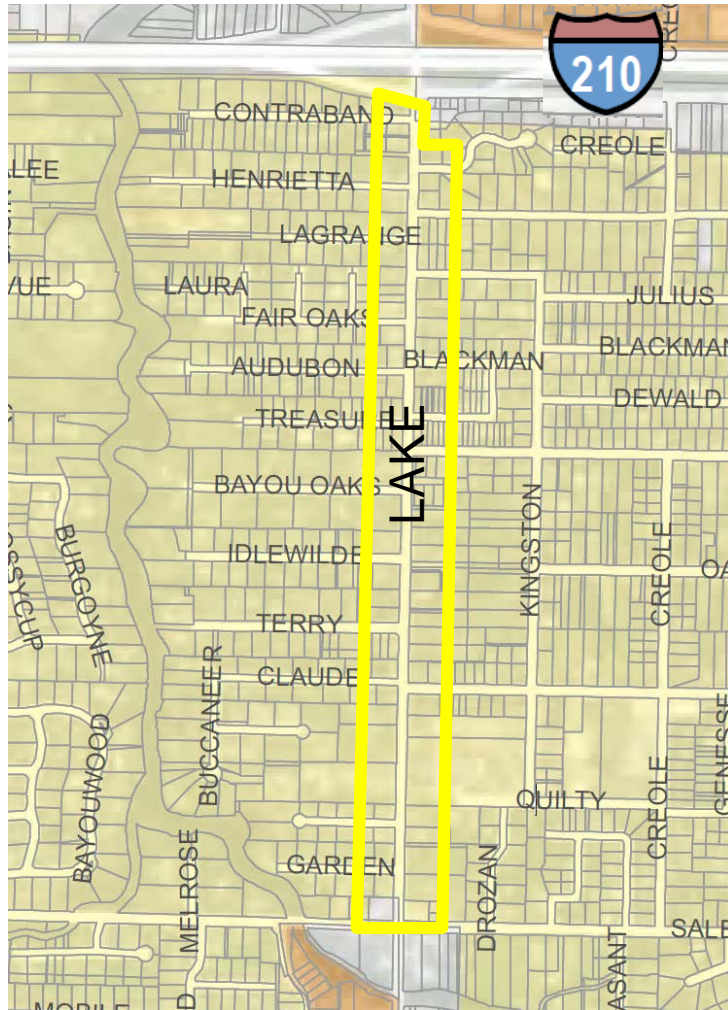
 Location of proposed zoning change



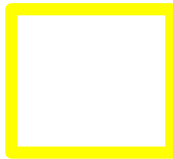
Proposed – Mixed Use



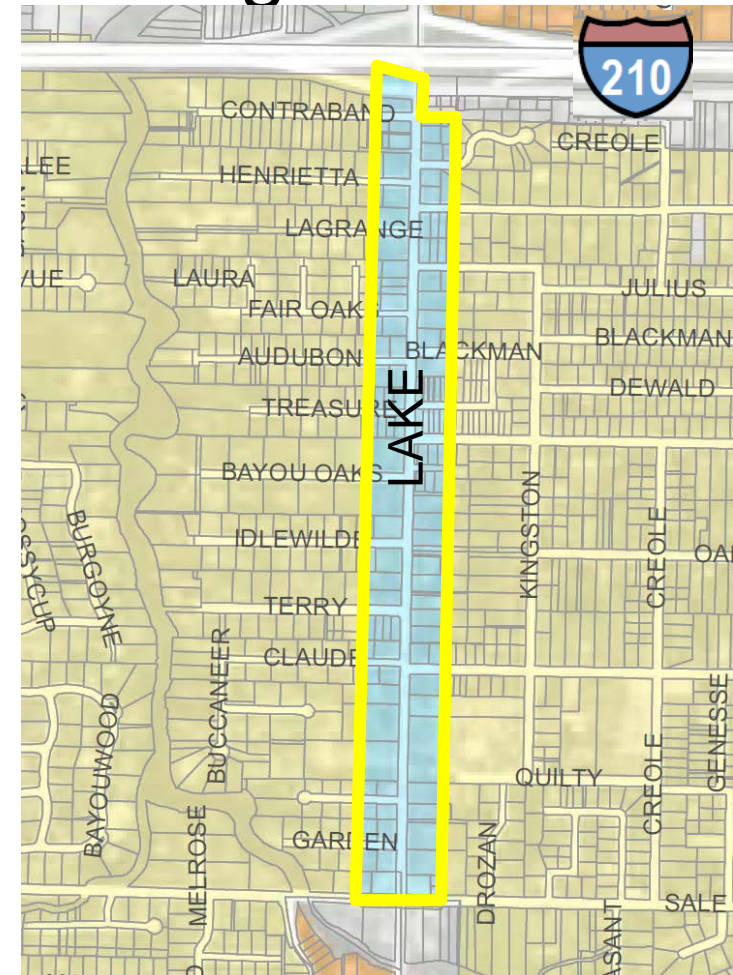
Current – Residential



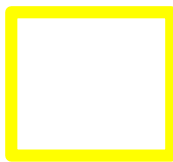
District E

 Location of
proposed
zoning
change

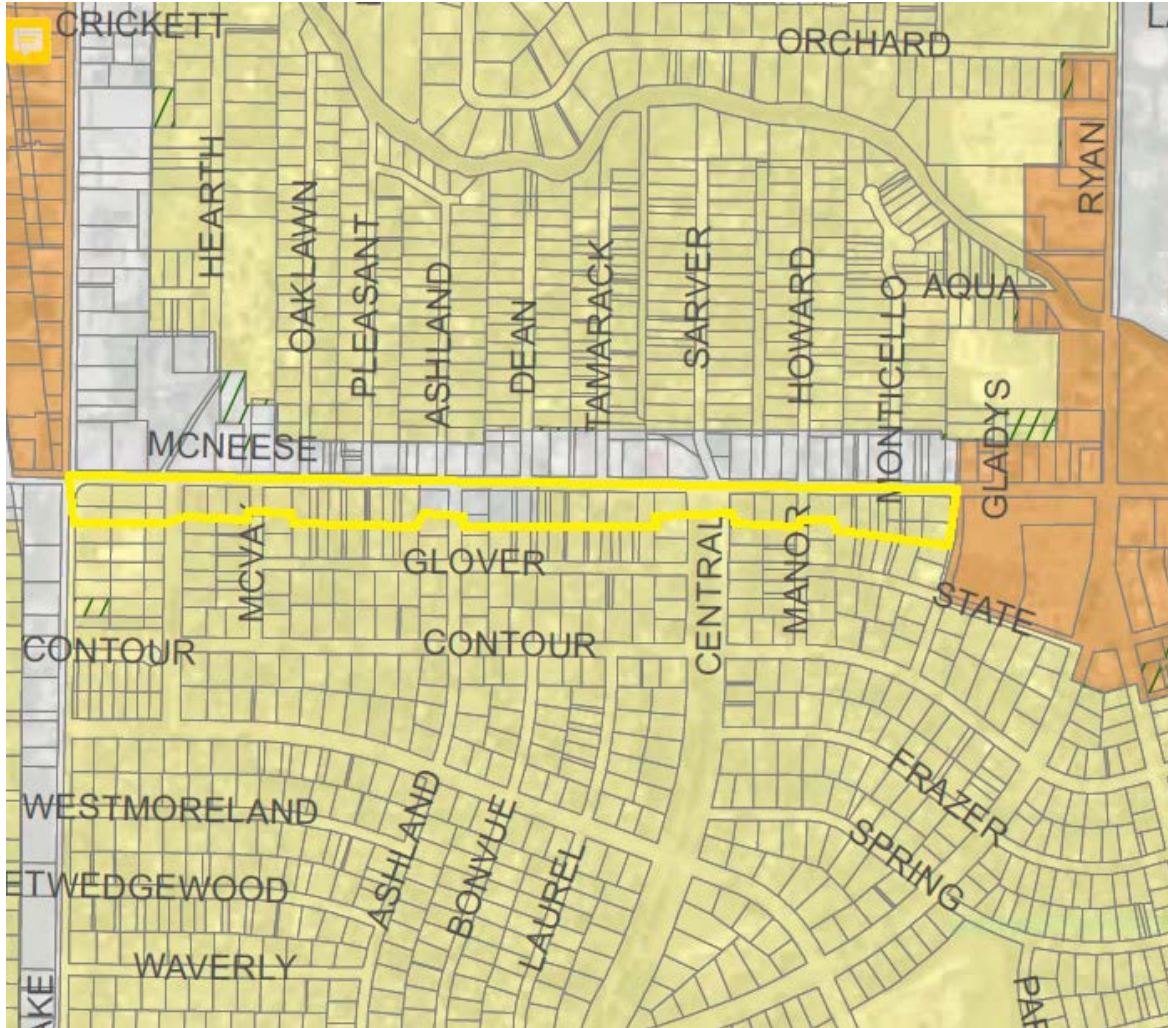
Proposed – Neighborhood



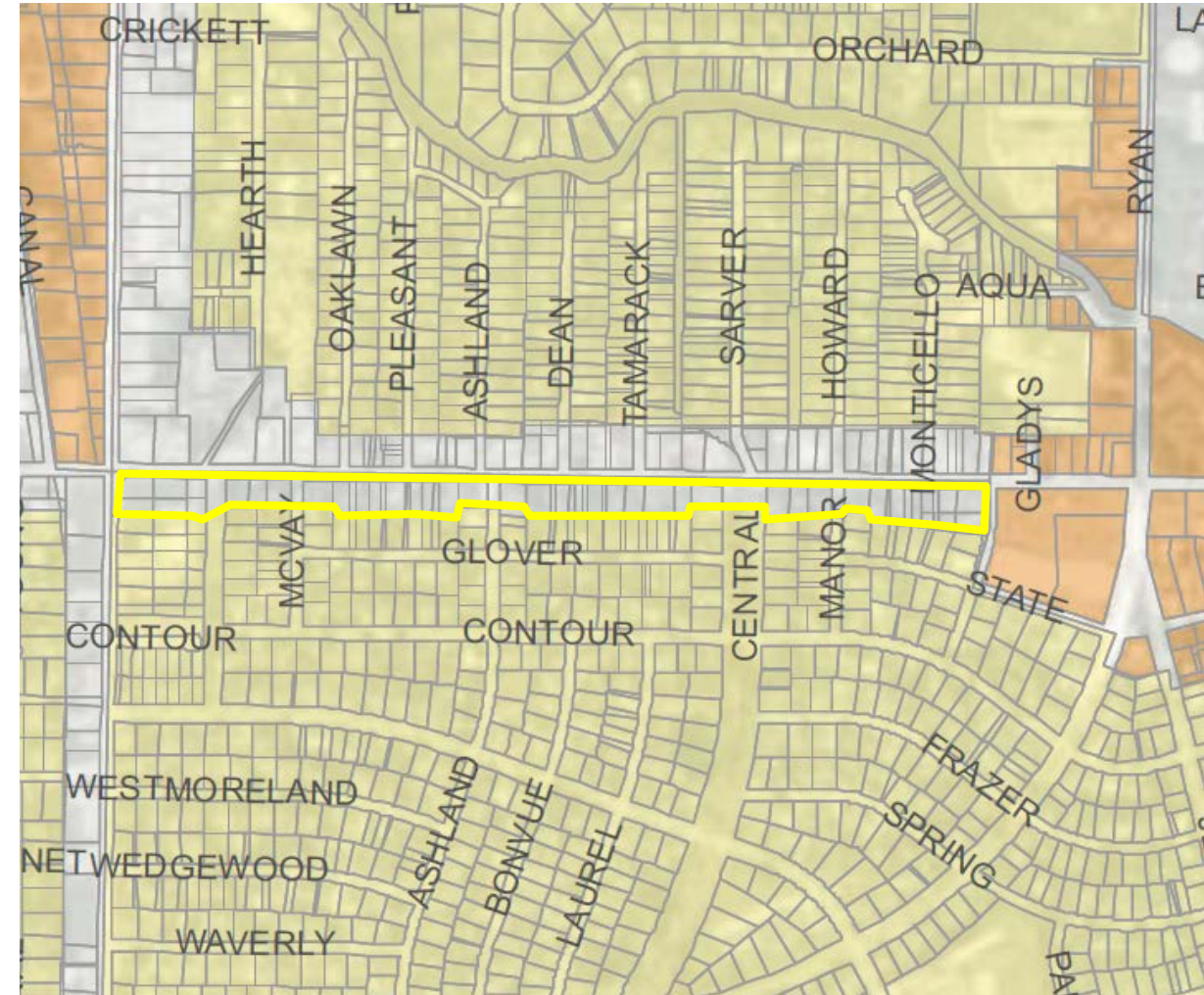
District E

 Location of proposed zoning change

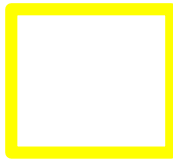
Current – Residential



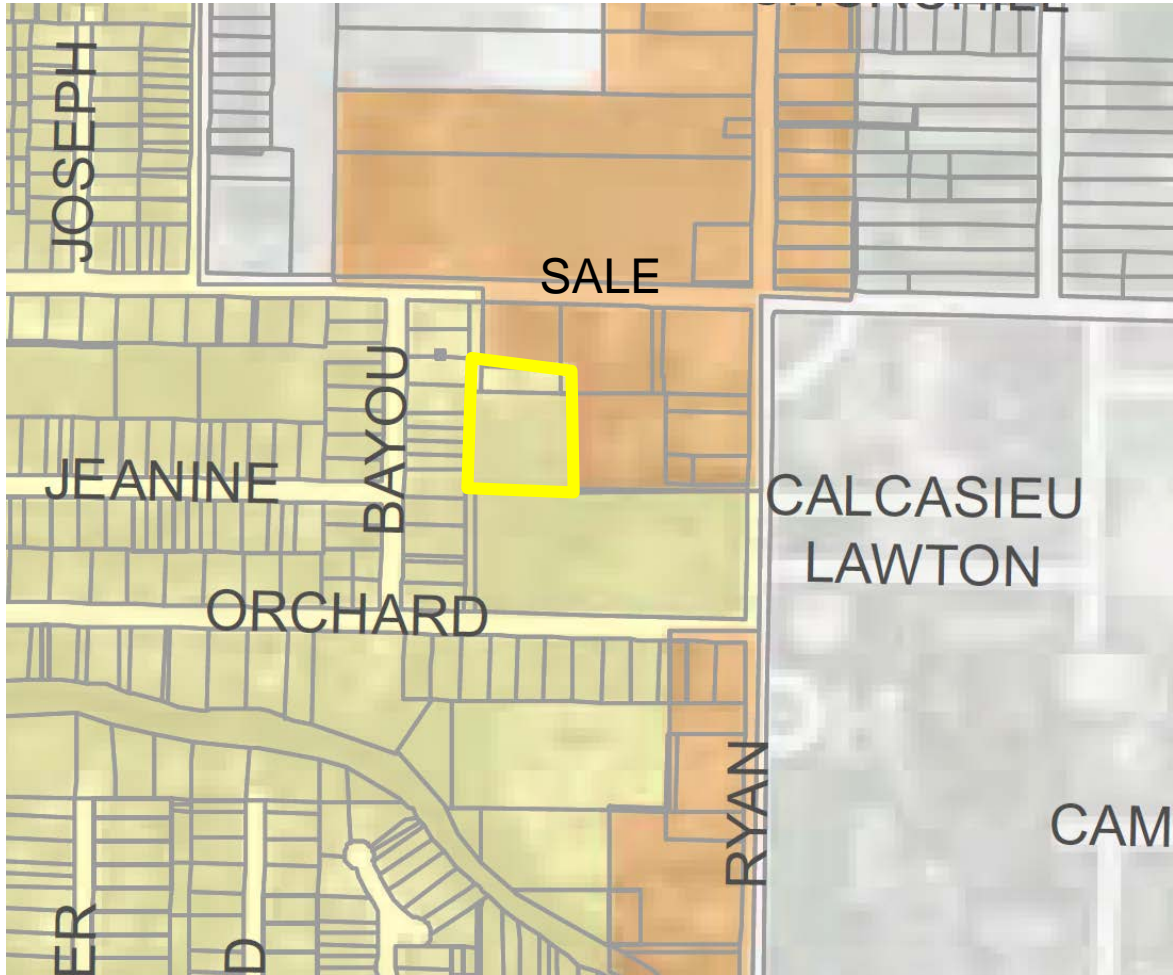
Proposed – Mixed Use



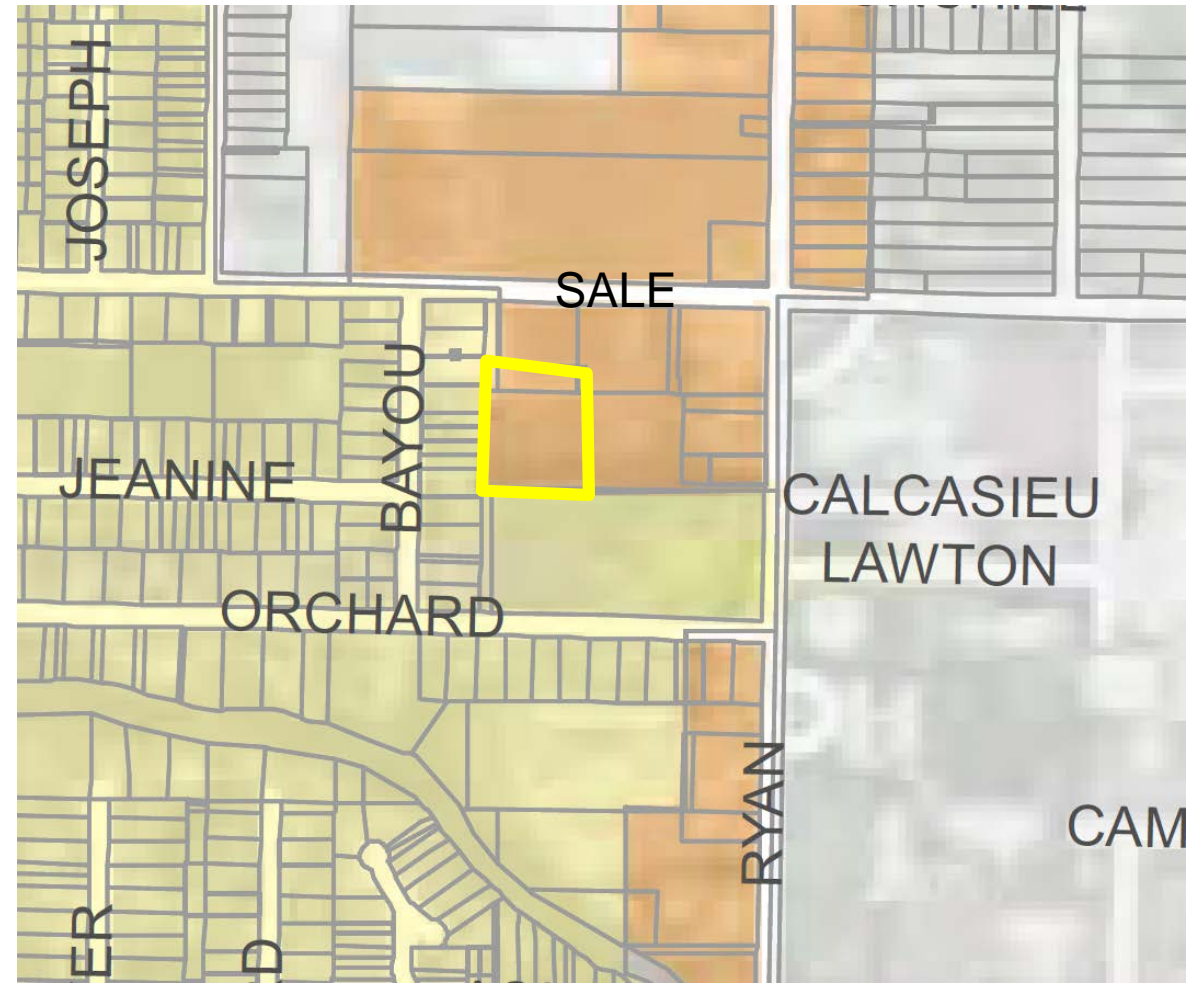
District E

 Location of proposed zoning change

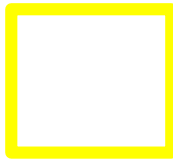
Current – Residential



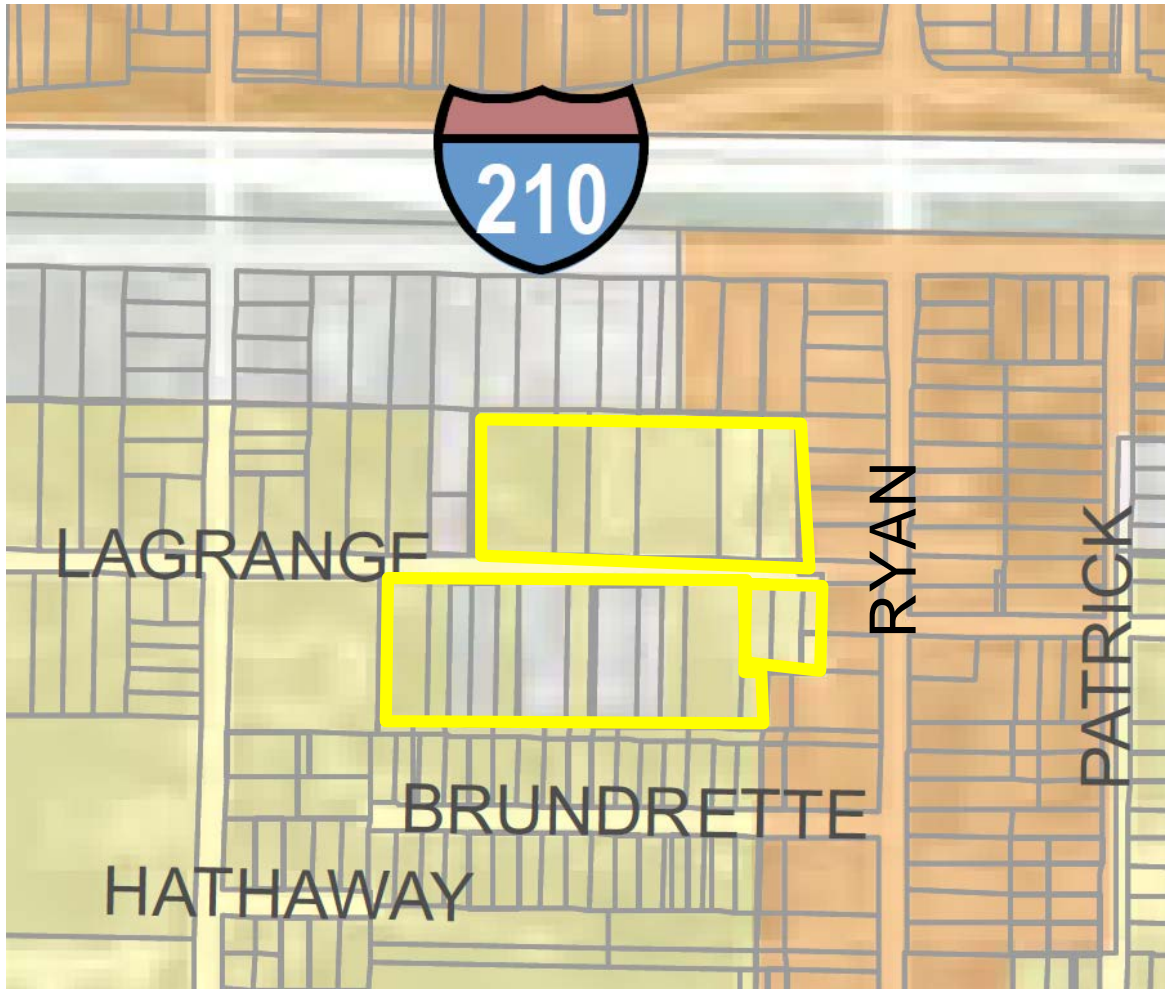
Proposed – Business



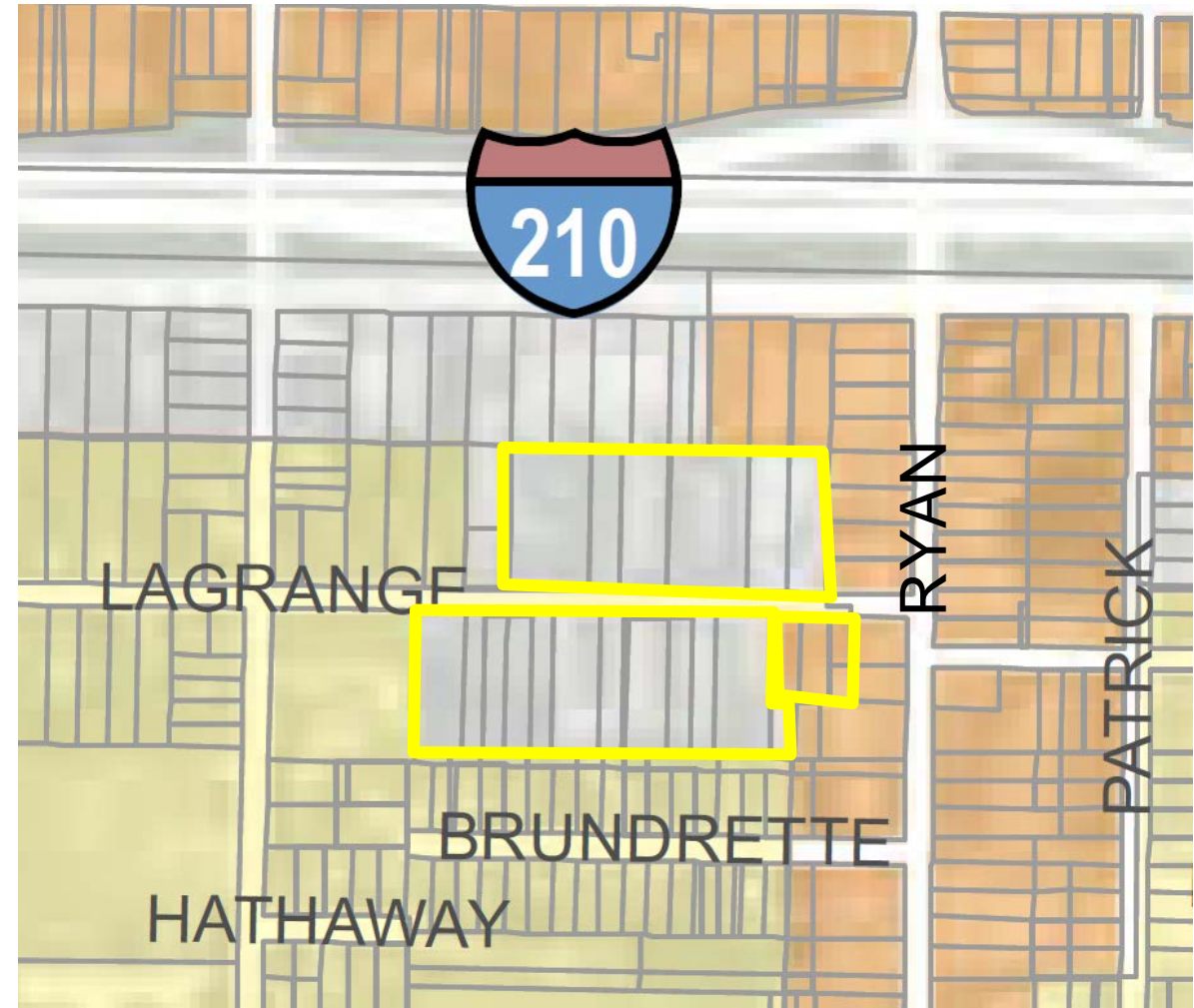
District E

 Location of proposed zoning change

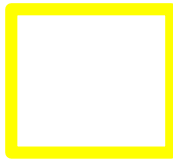
Current – Residential



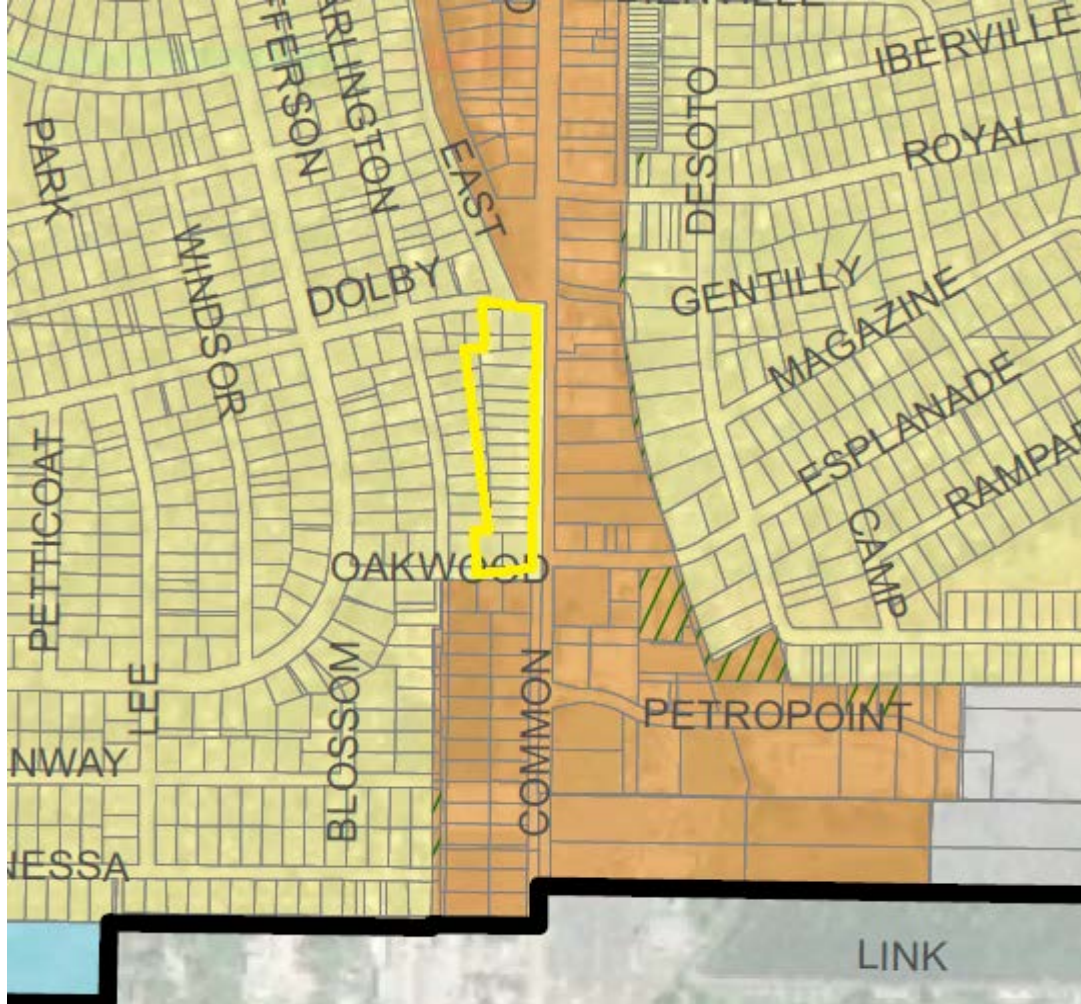
Proposed – Mixed Use & Business



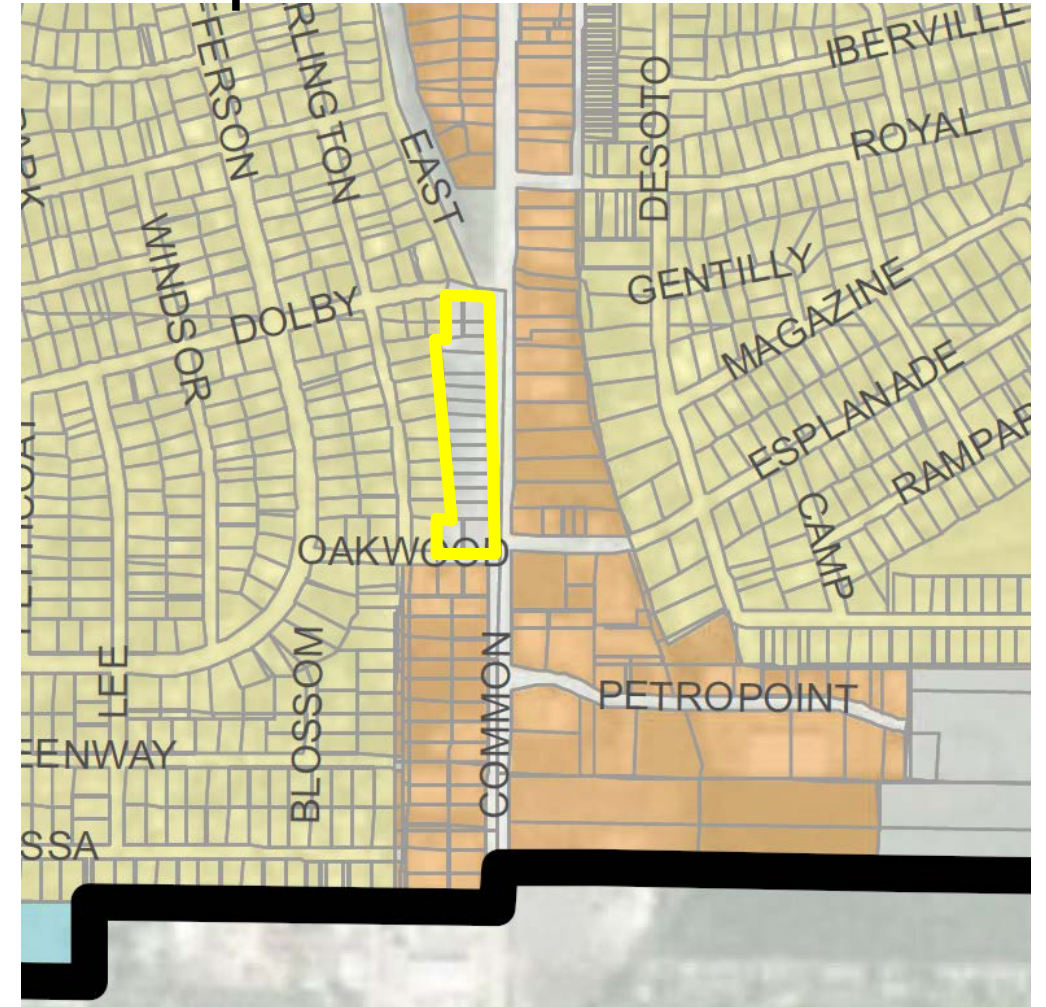
District F

 Location of proposed zoning change

Current – Residential

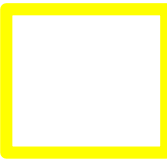


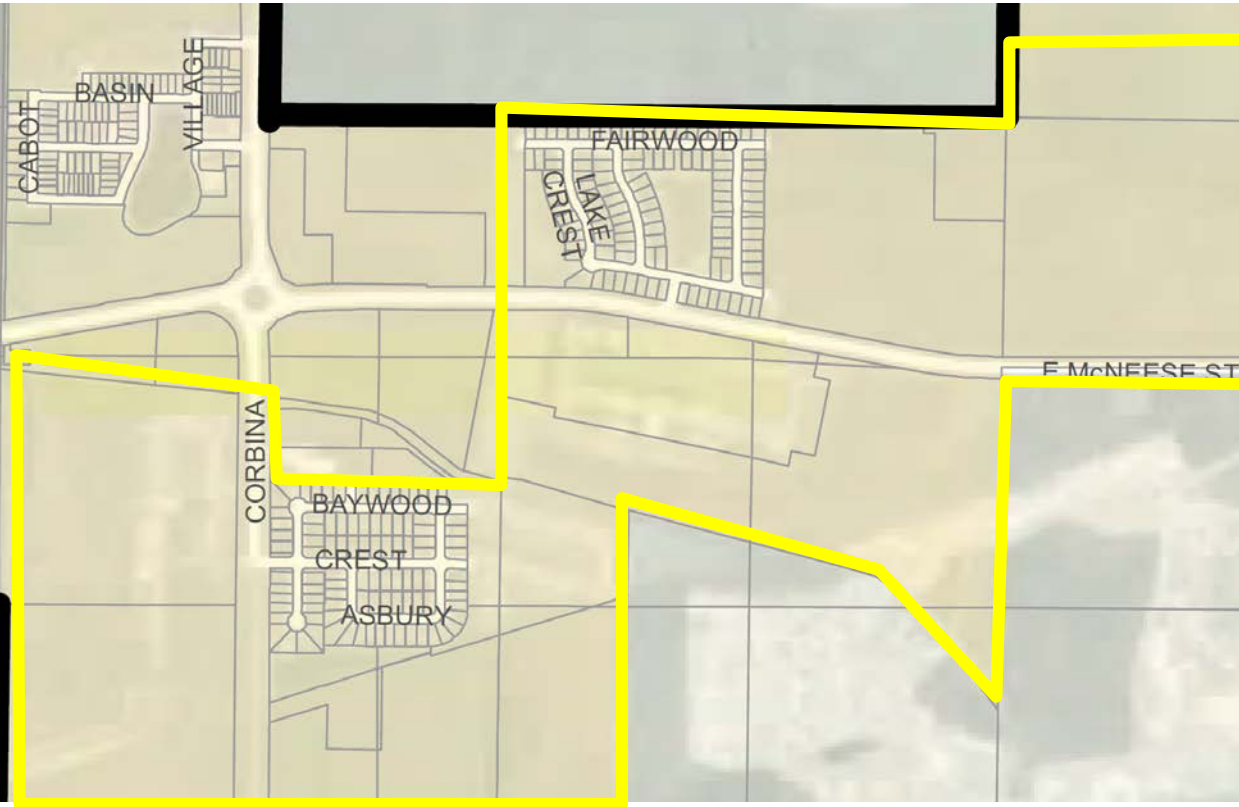
Proposed – Mixed Use



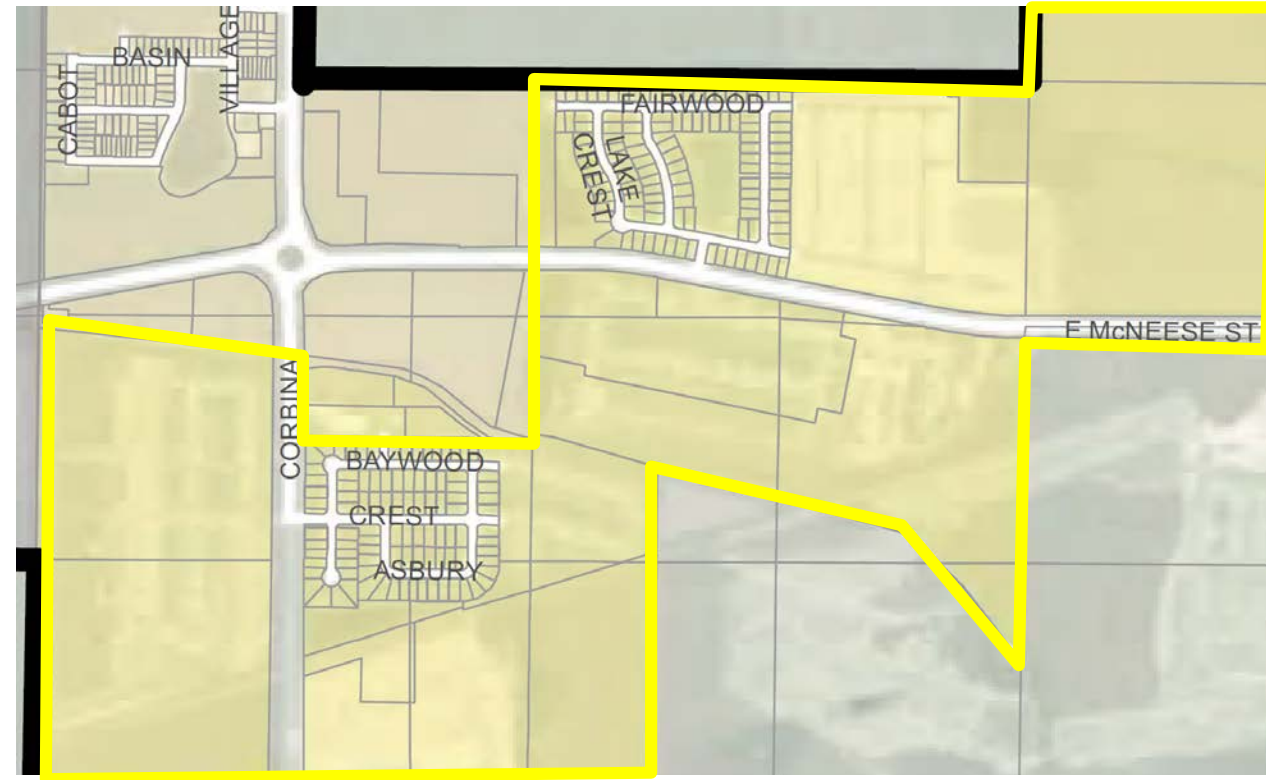
District F

Current – TND

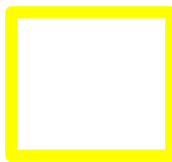
 Location of proposed zoning change

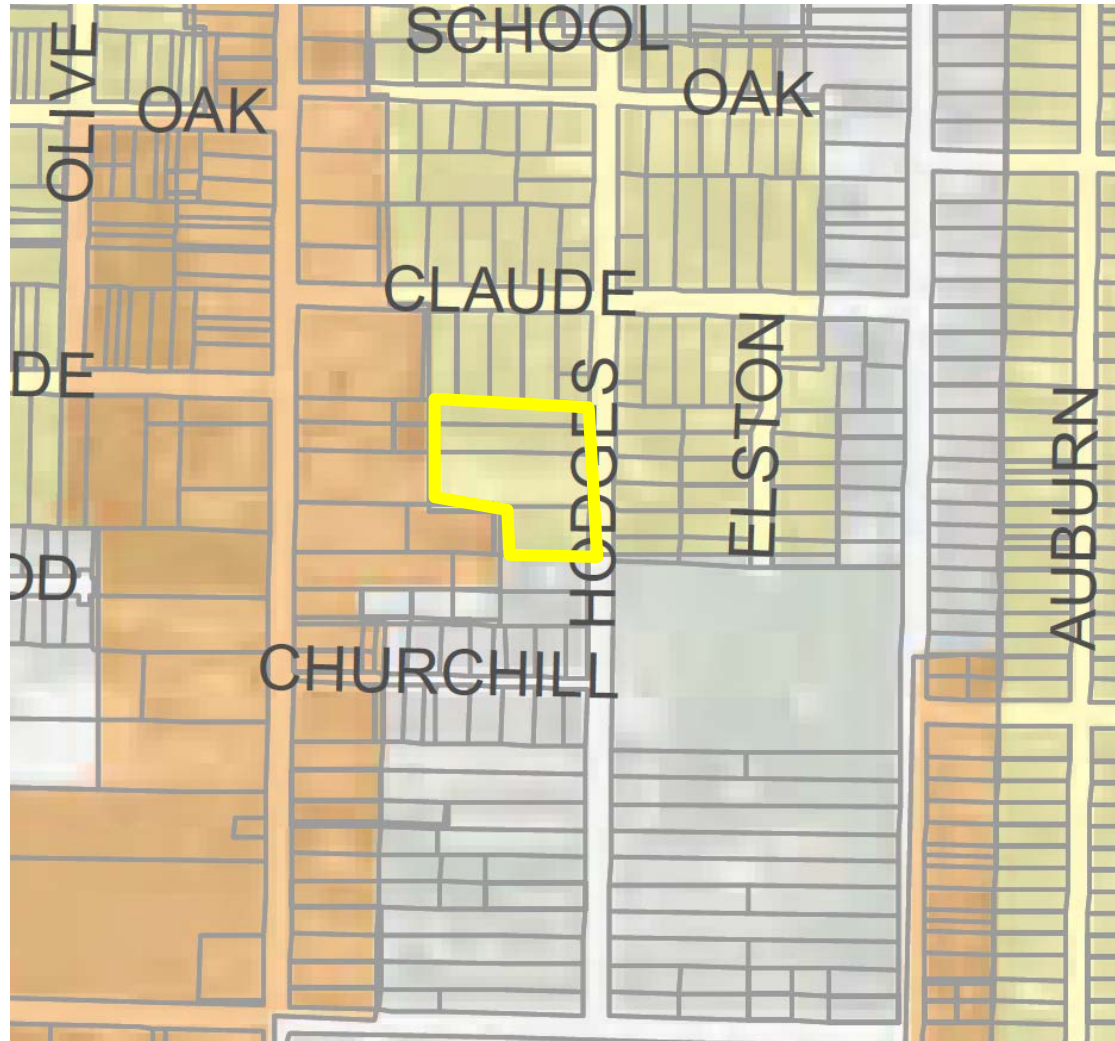


Proposed – Residential

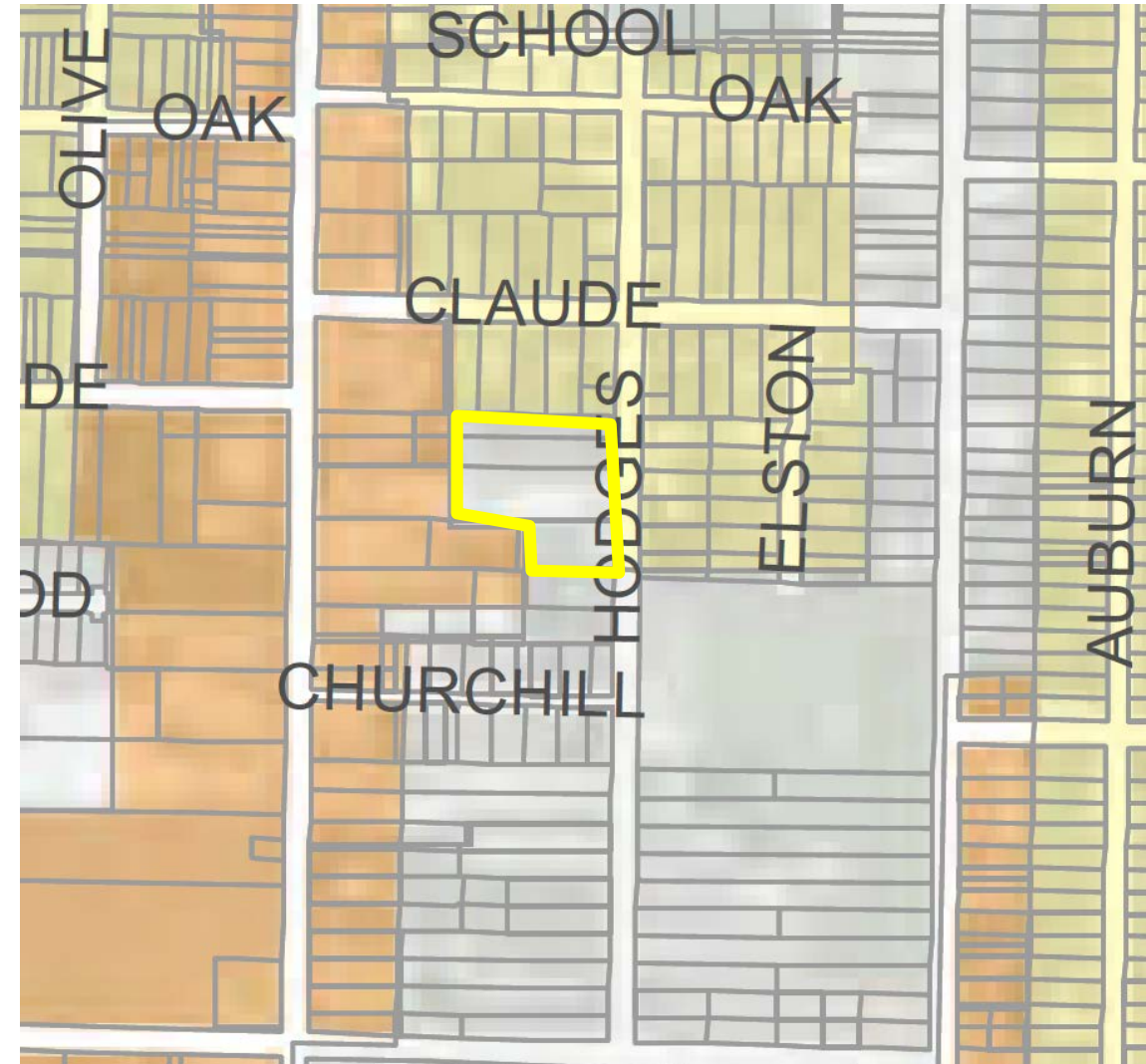


Current – Residential District F

 Location of proposed zoning change

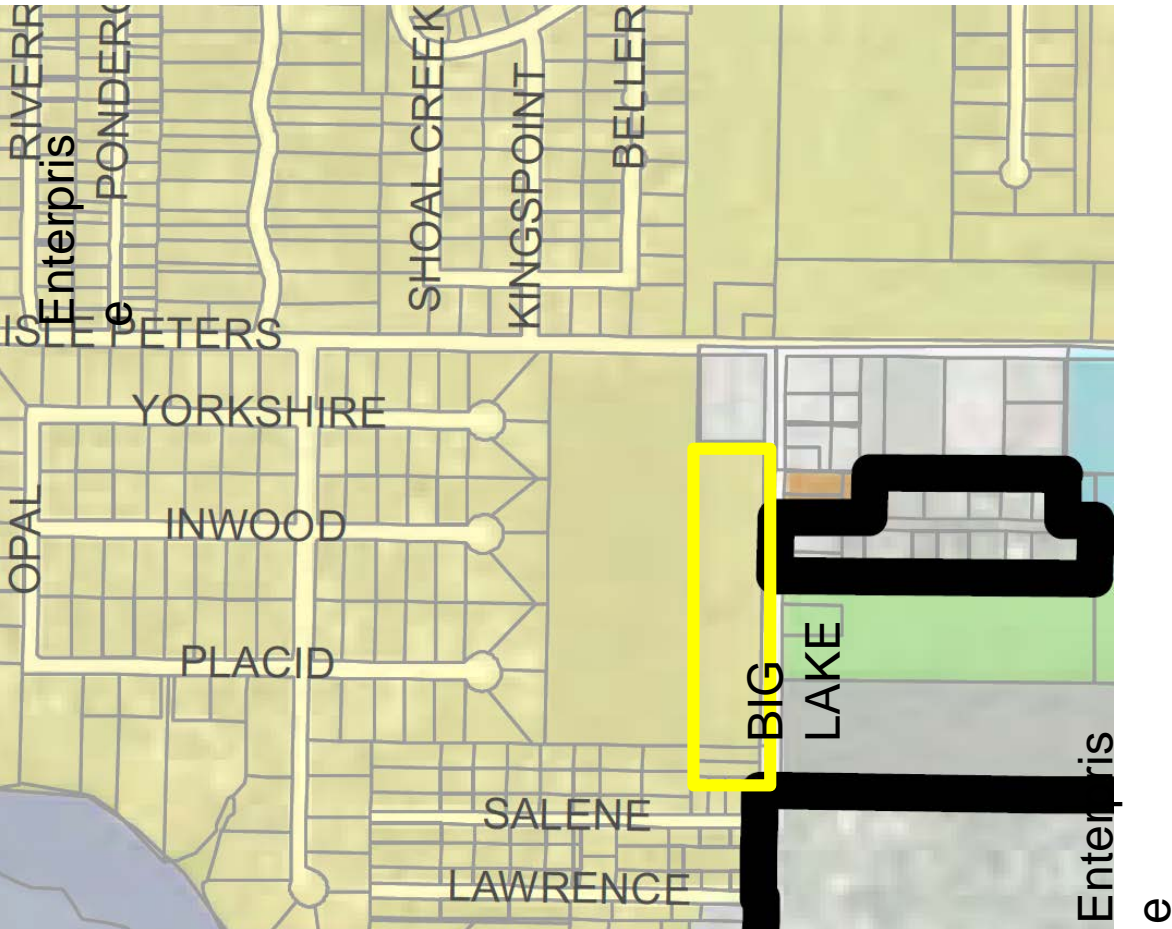


Proposed – Mixed Use



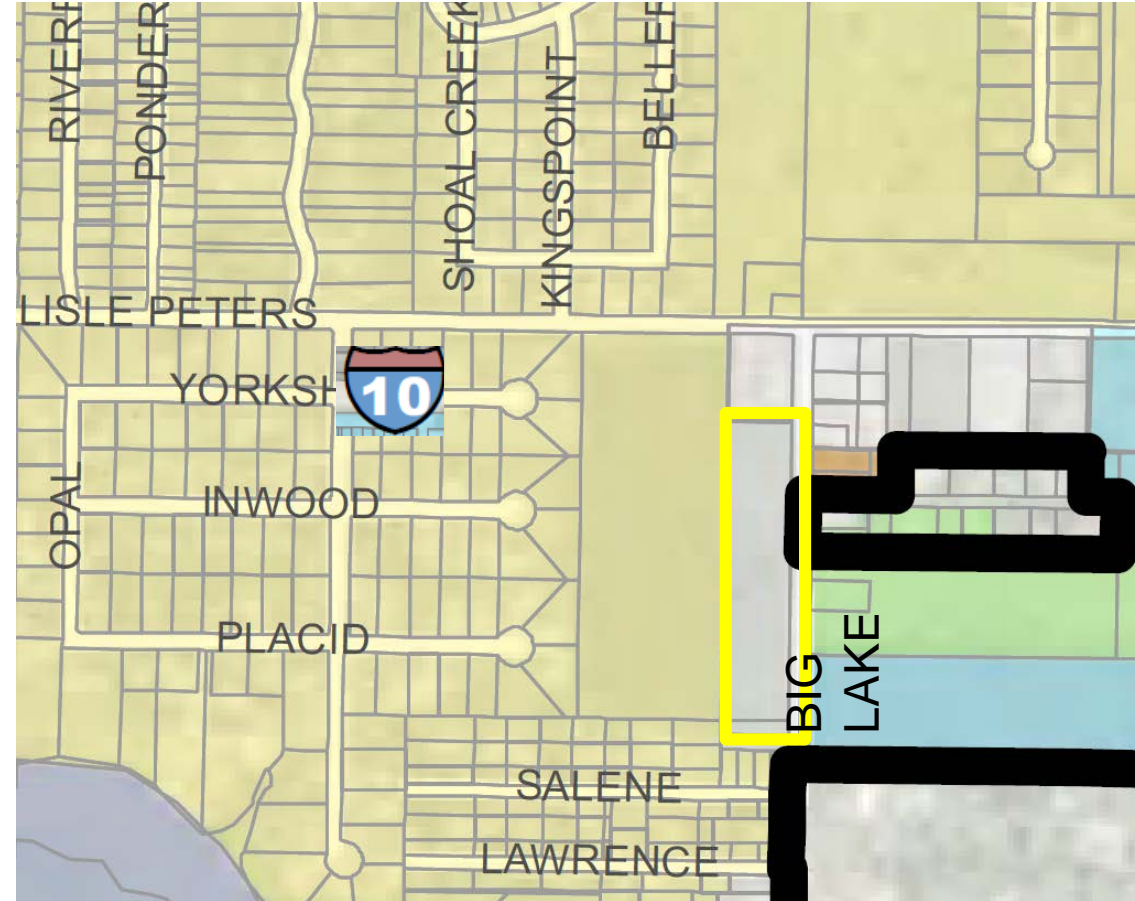
District G

Current – Residential

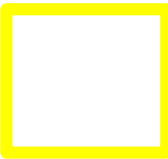


Location of
proposed
zoning
change

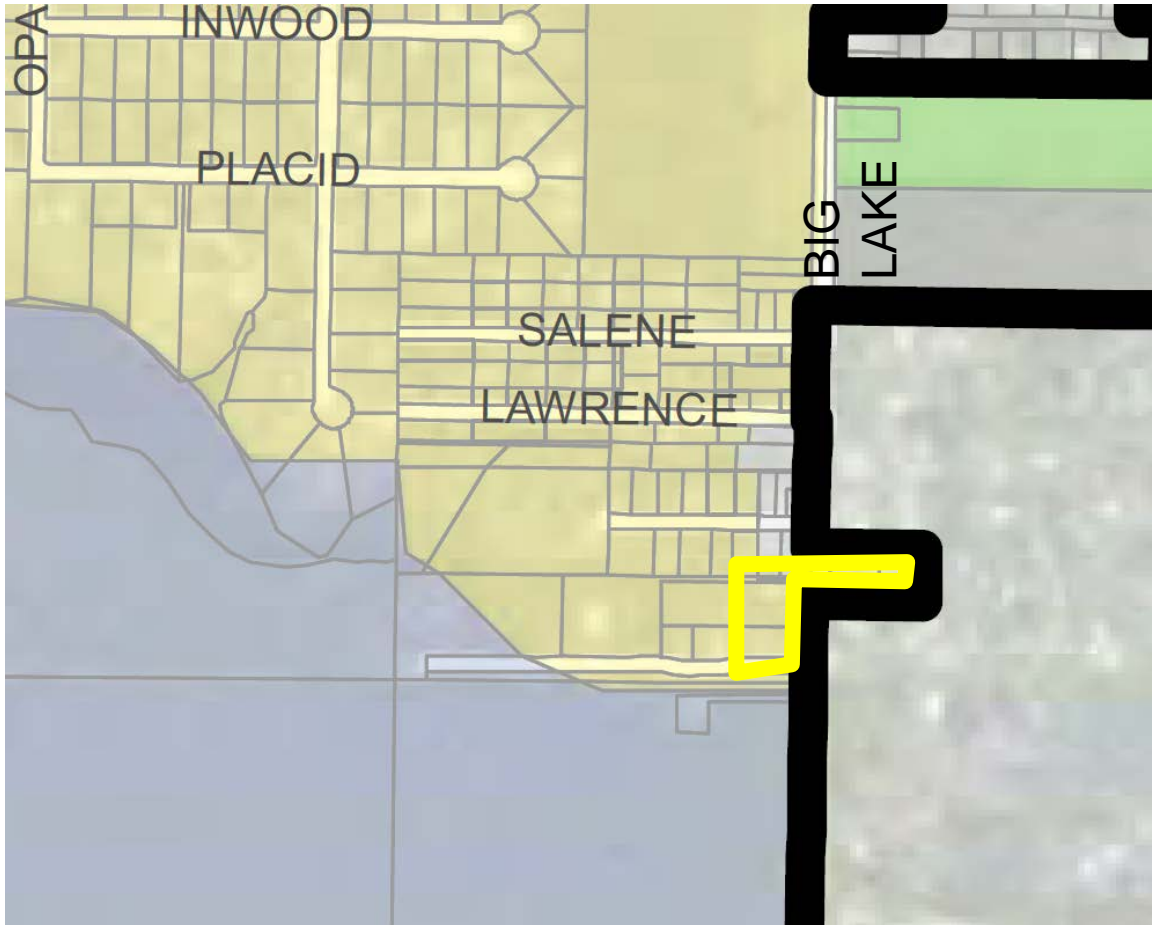
Proposed – Mixed Use



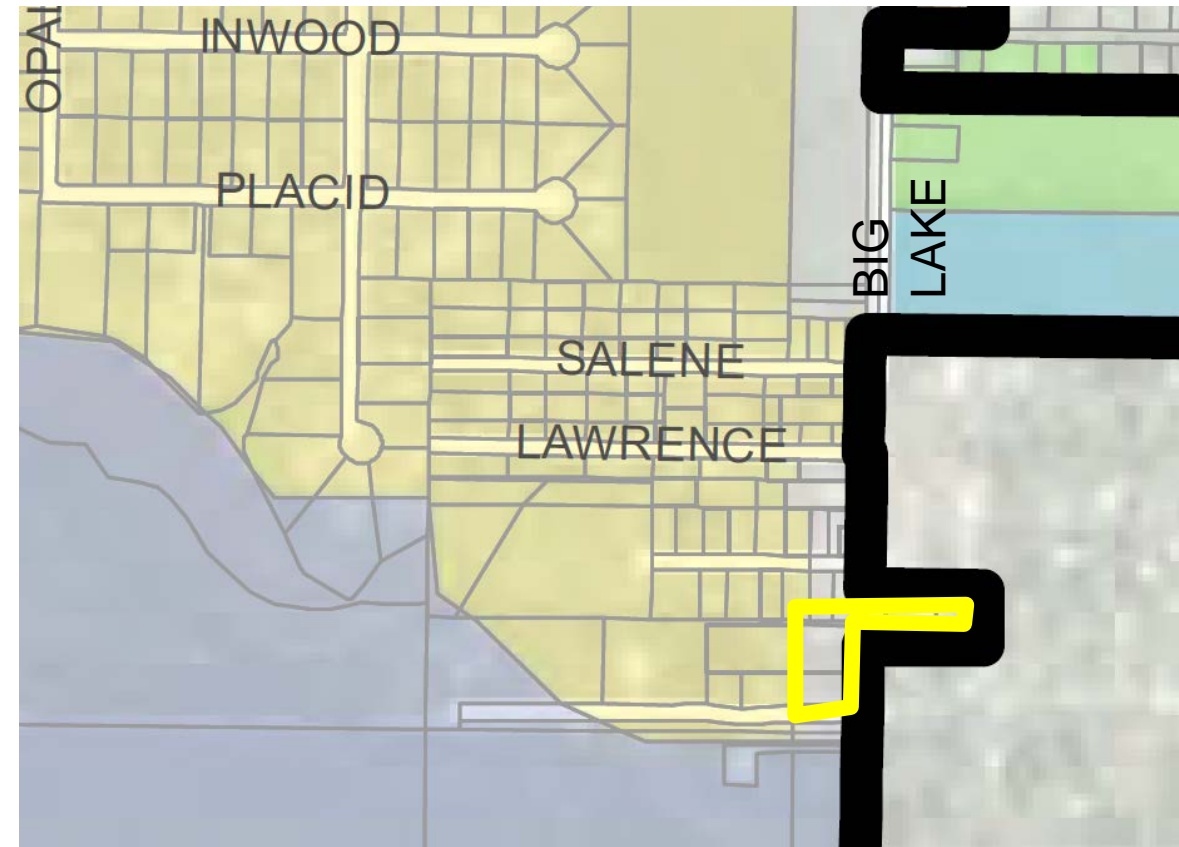
District G

 Location of proposed zoning change

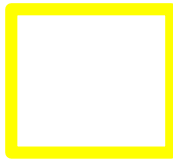
Current – Residential



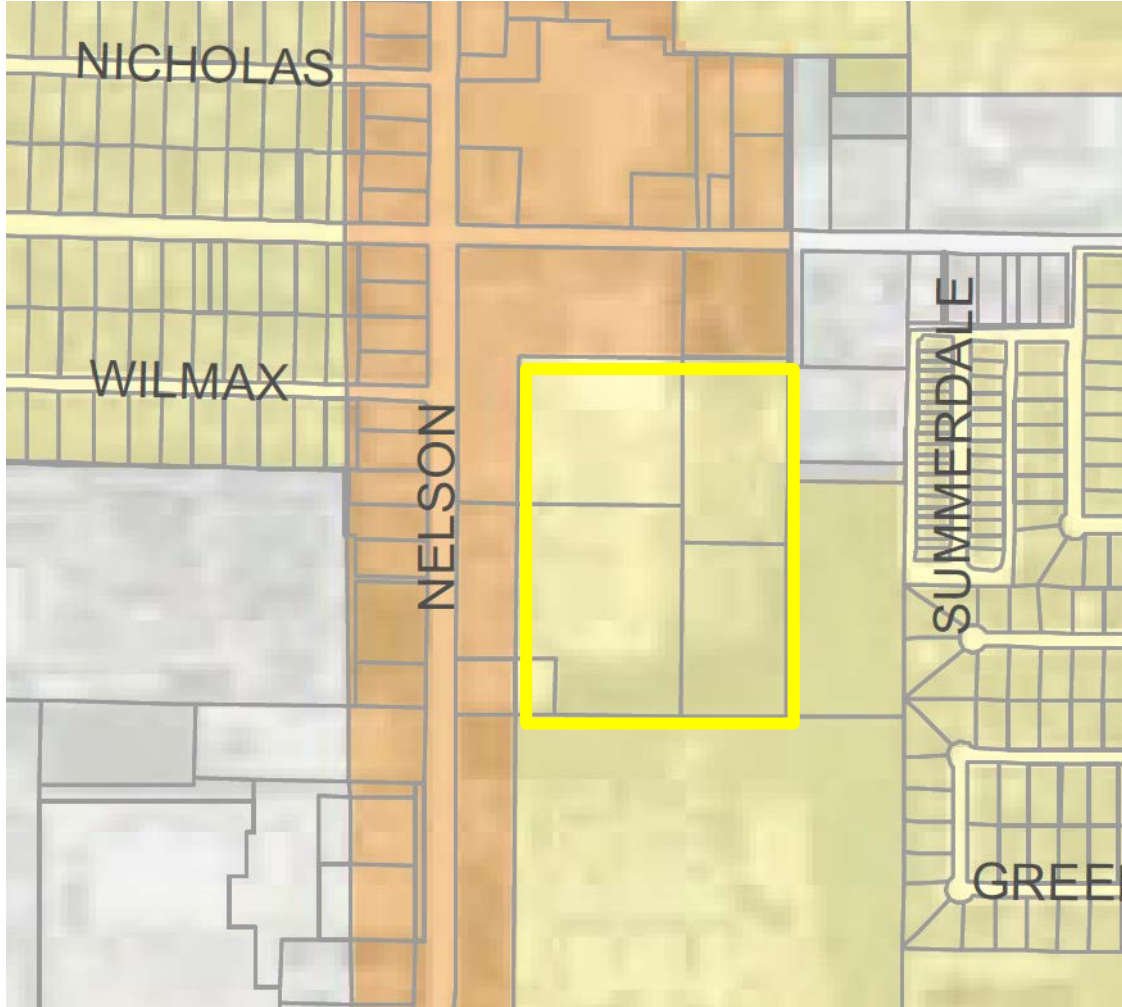
Proposed – Mixed Use



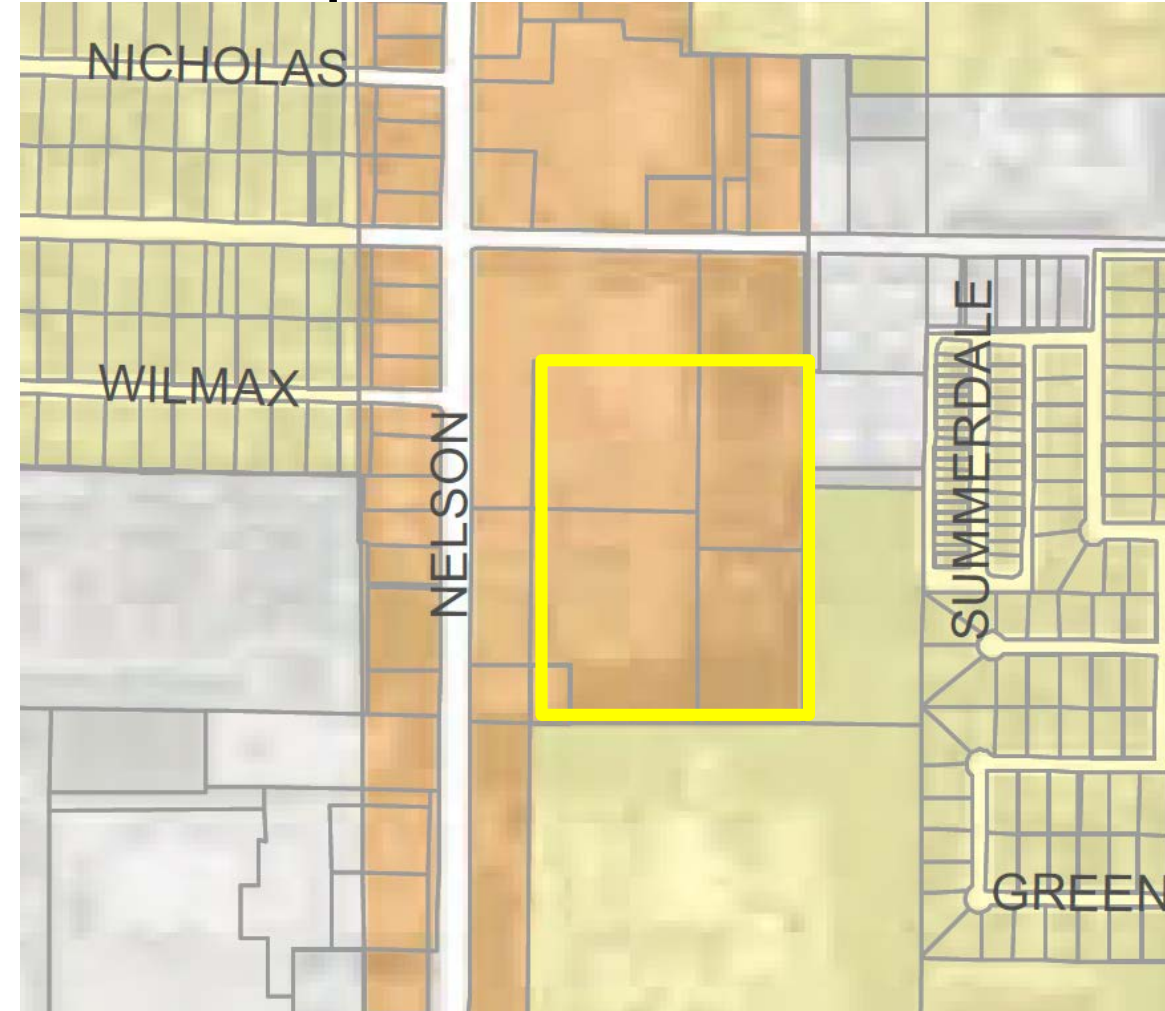
District G

 Location of proposed zoning change

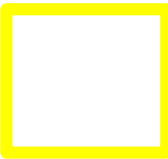
Current – Residential



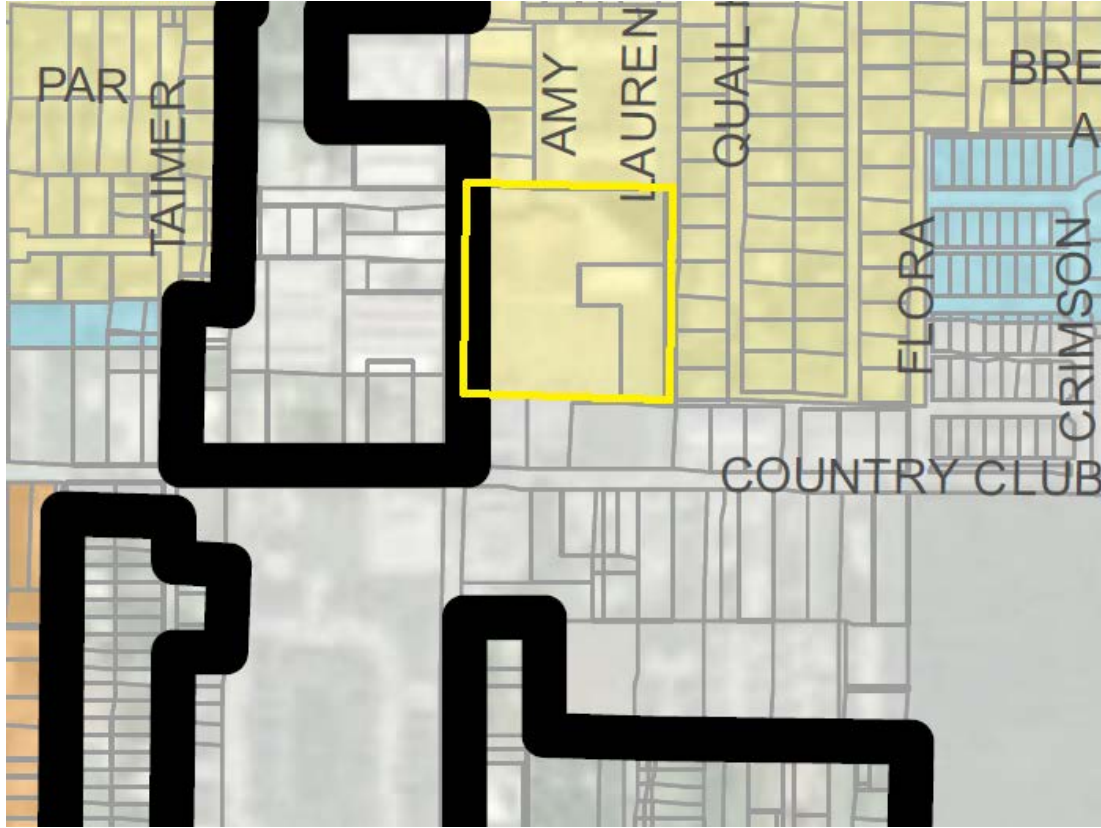
Proposed – Business



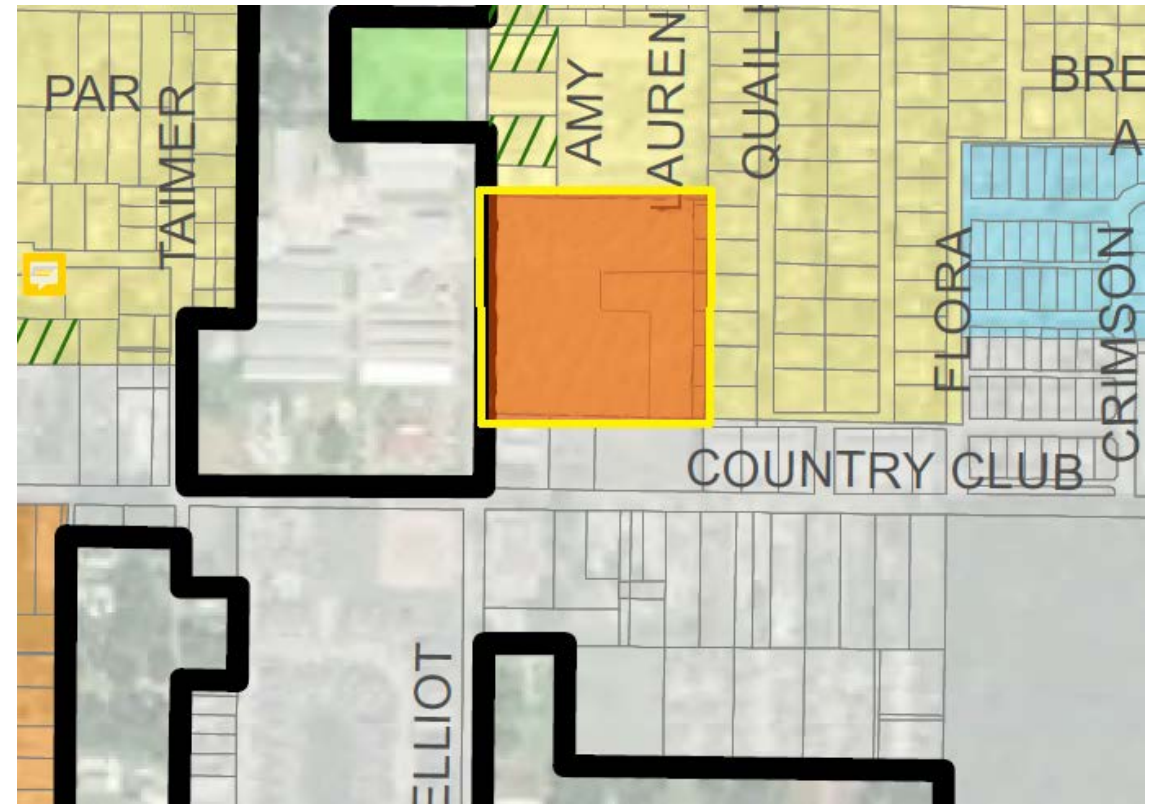
District G

 Location of proposed zoning change

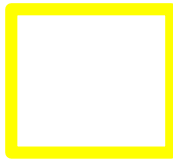
Current – Residential



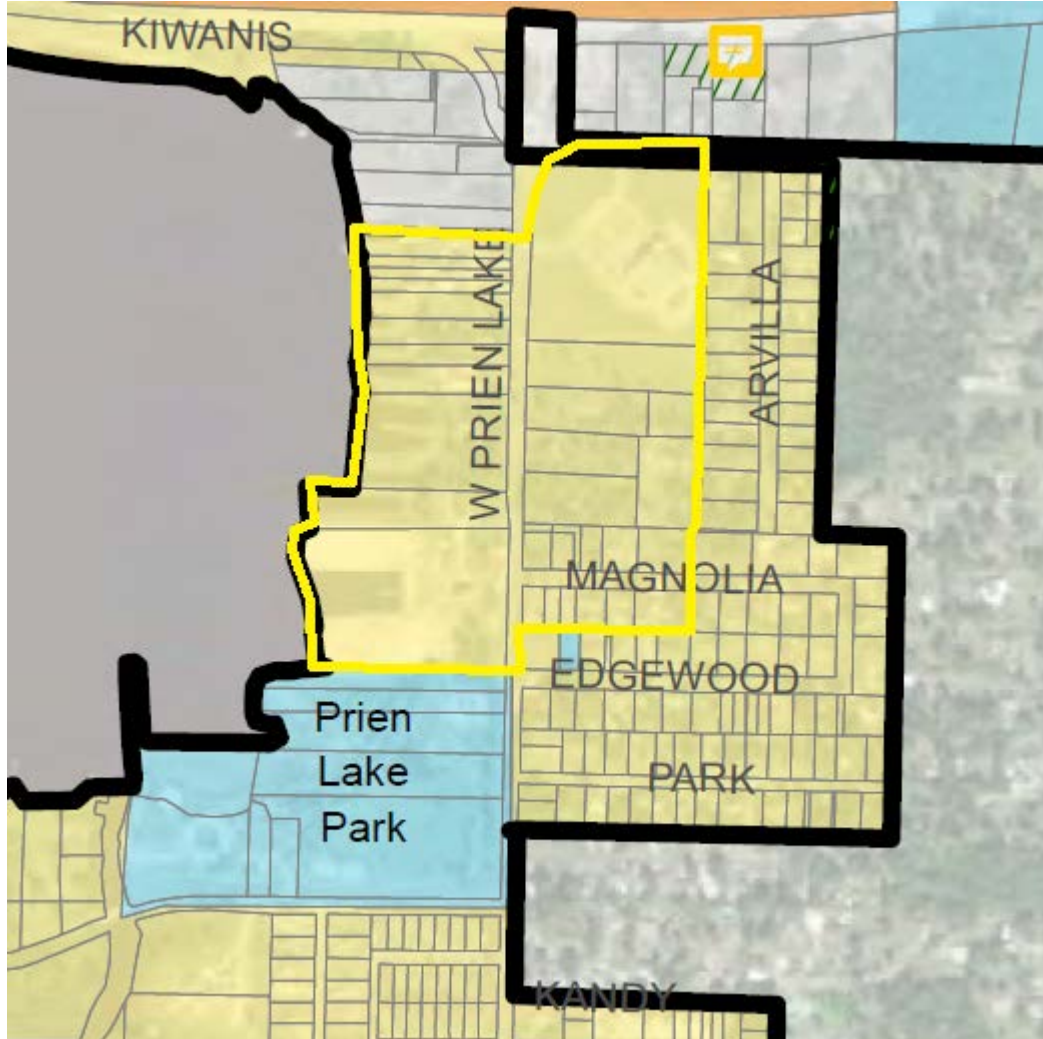
Proposed – Business



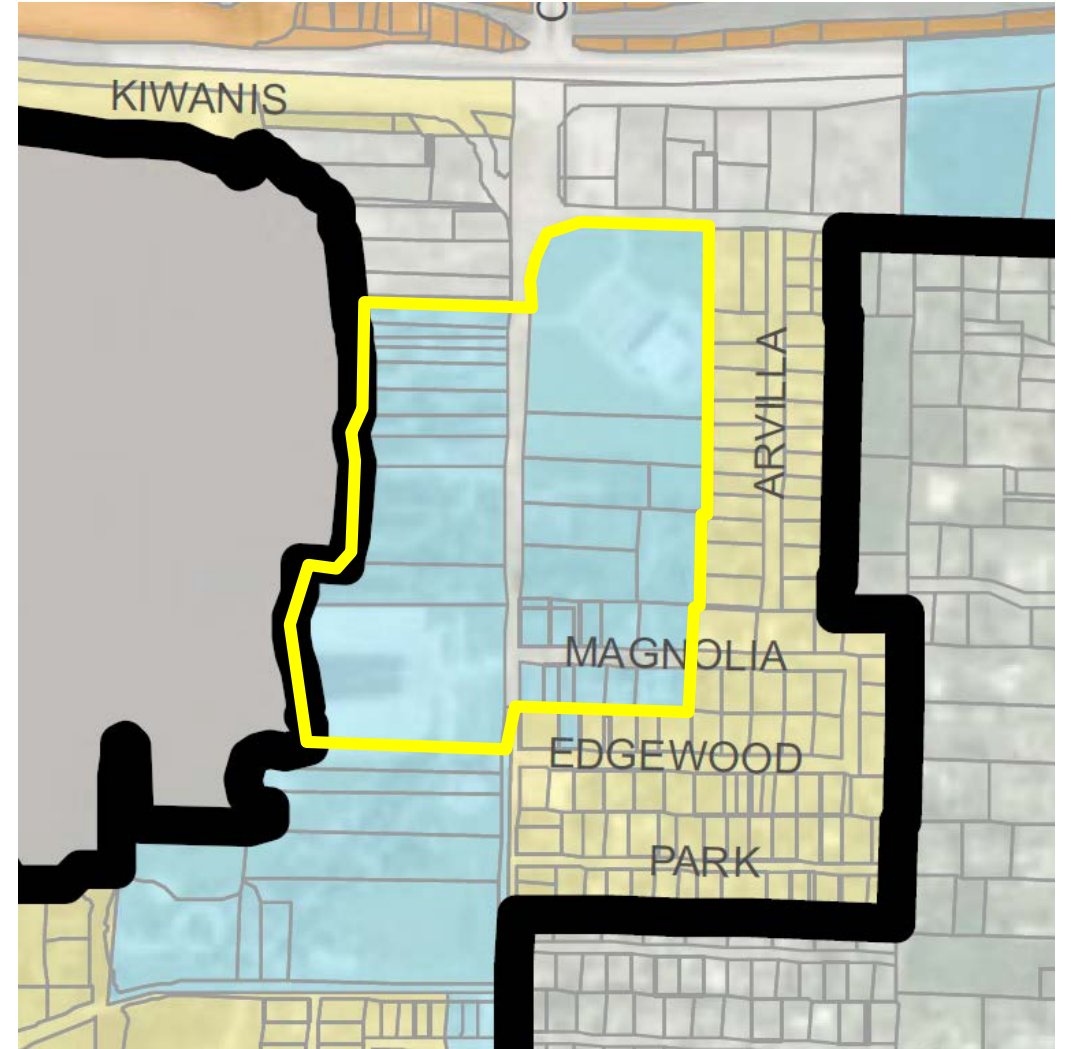
District G

 Location of proposed zoning change

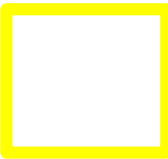
Current – Residential



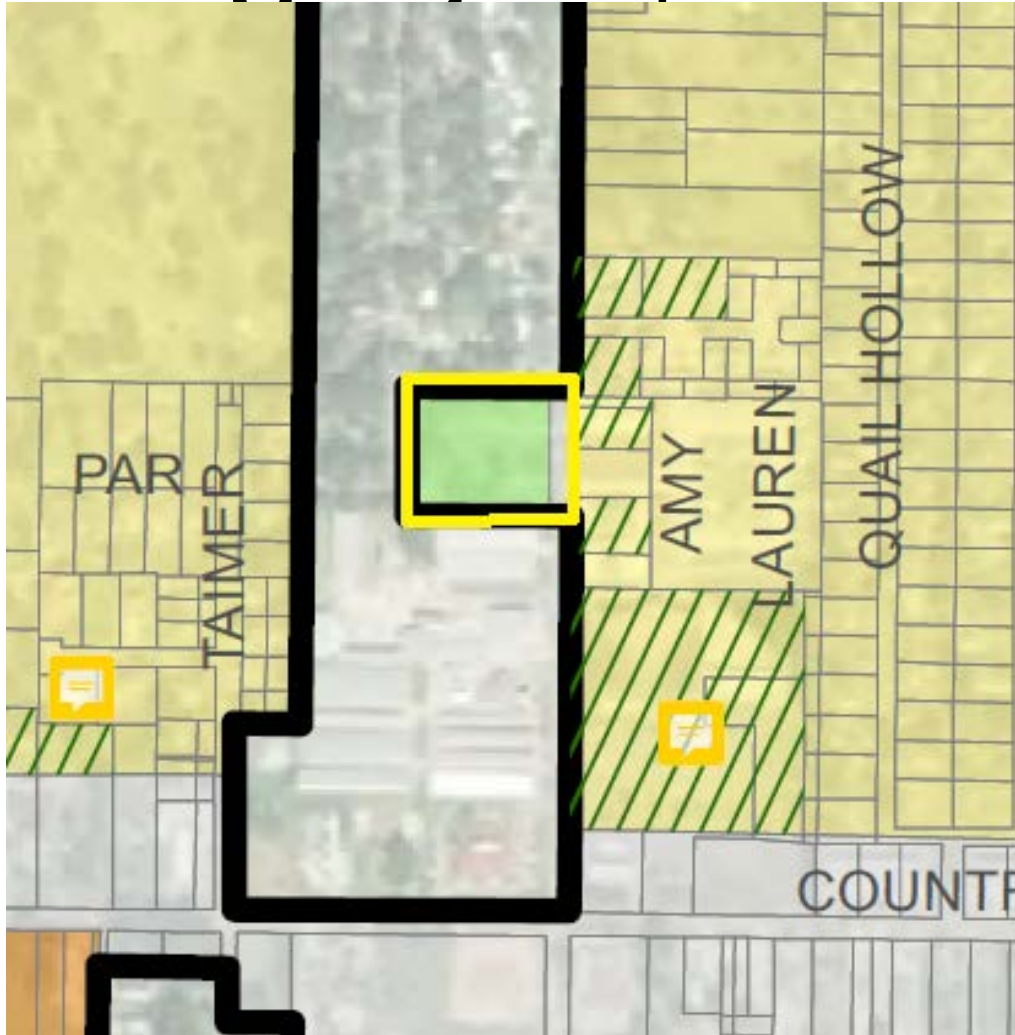
Proposed – Neighborhood



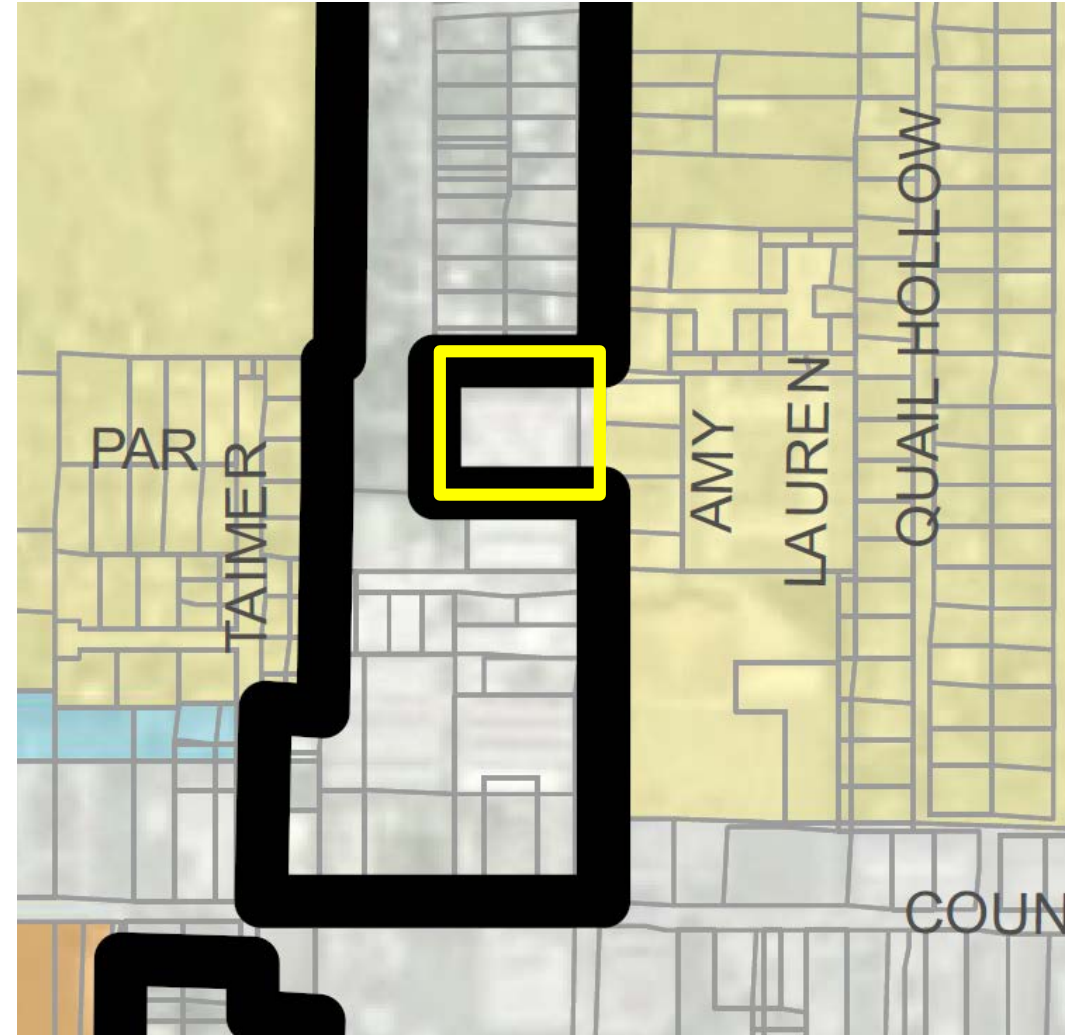
District G

 Location of proposed zoning change

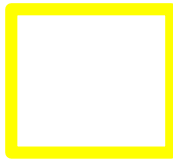
Current – Light



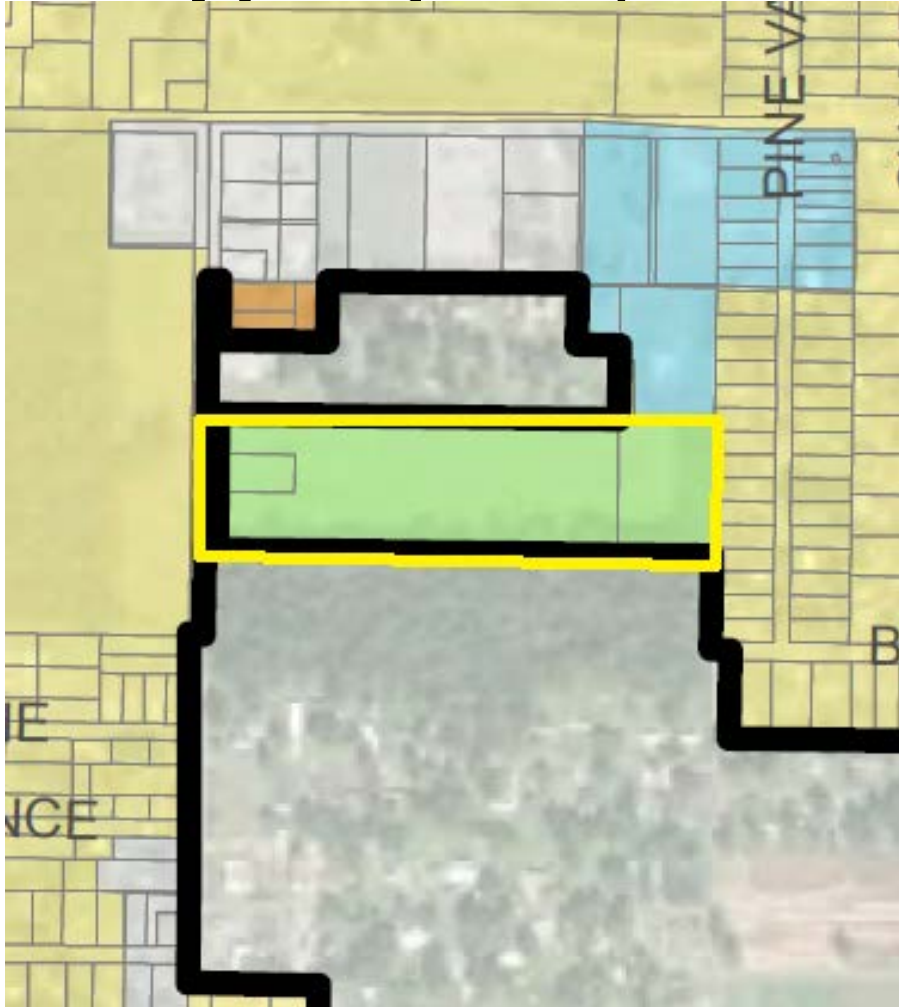
Proposed – Mixed Use



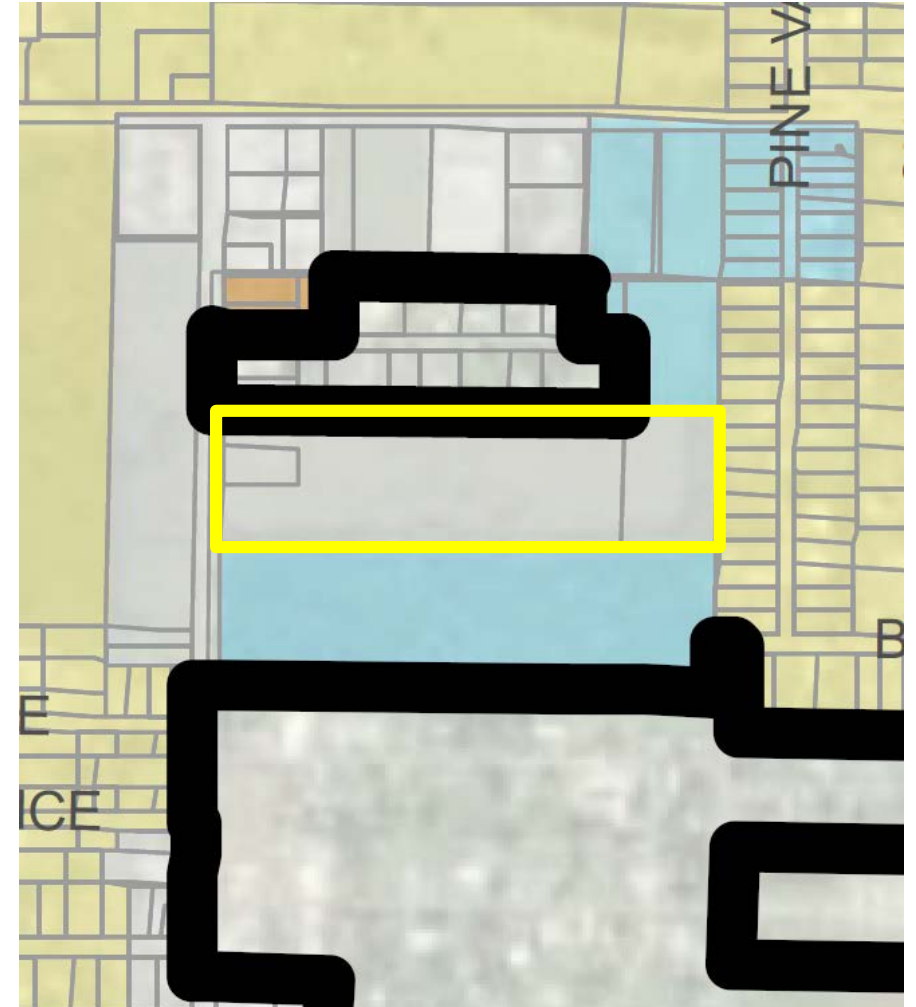
District G

 Location of proposed zoning change

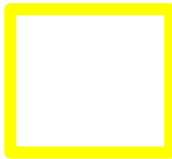
Current – Light



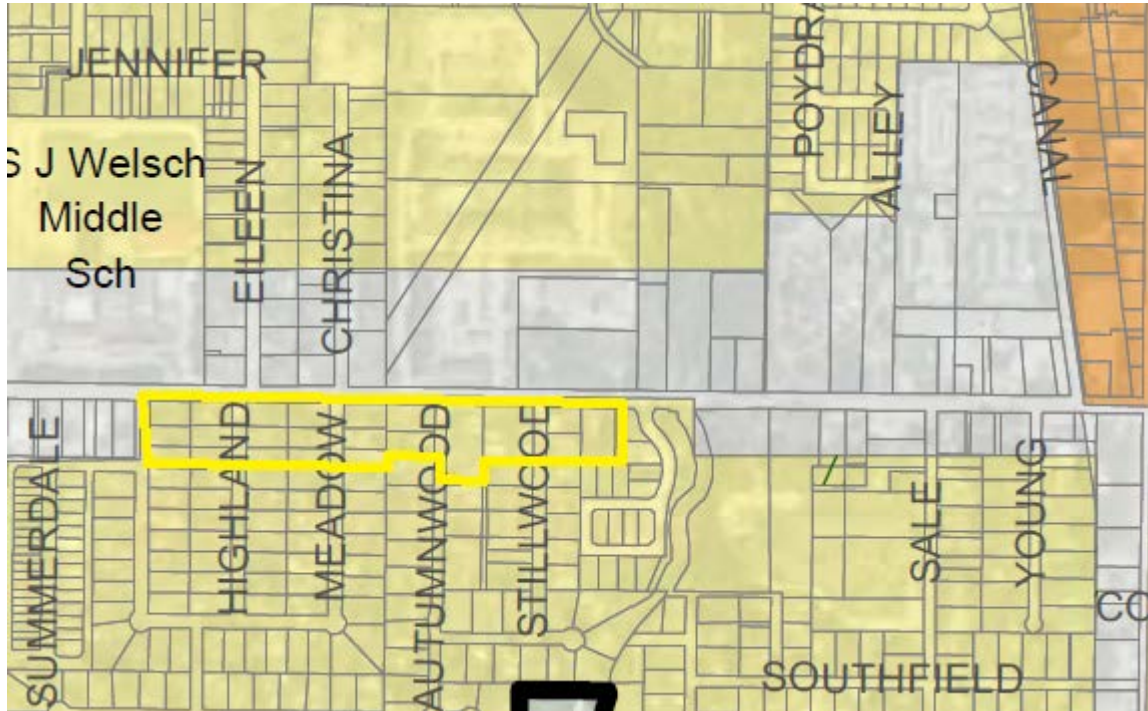
Proposed – Mixed Use



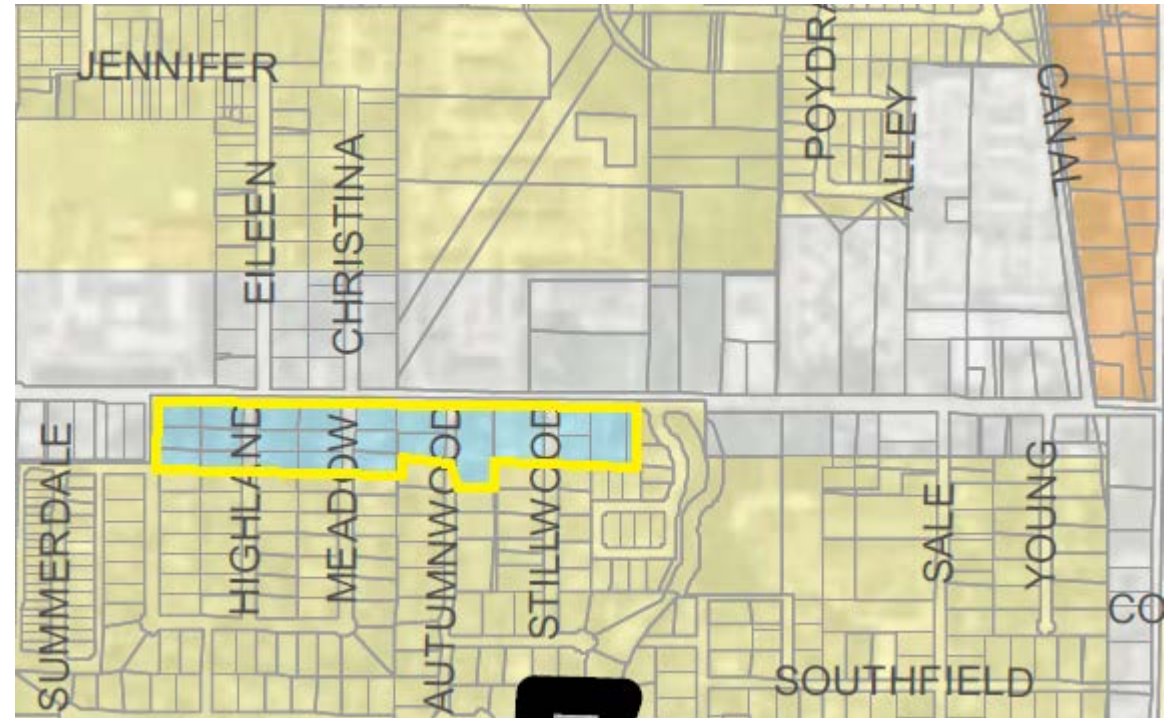
District G

 Location of proposed zoning change

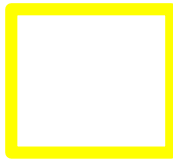
Current – Residential



Proposed – Neighborhood

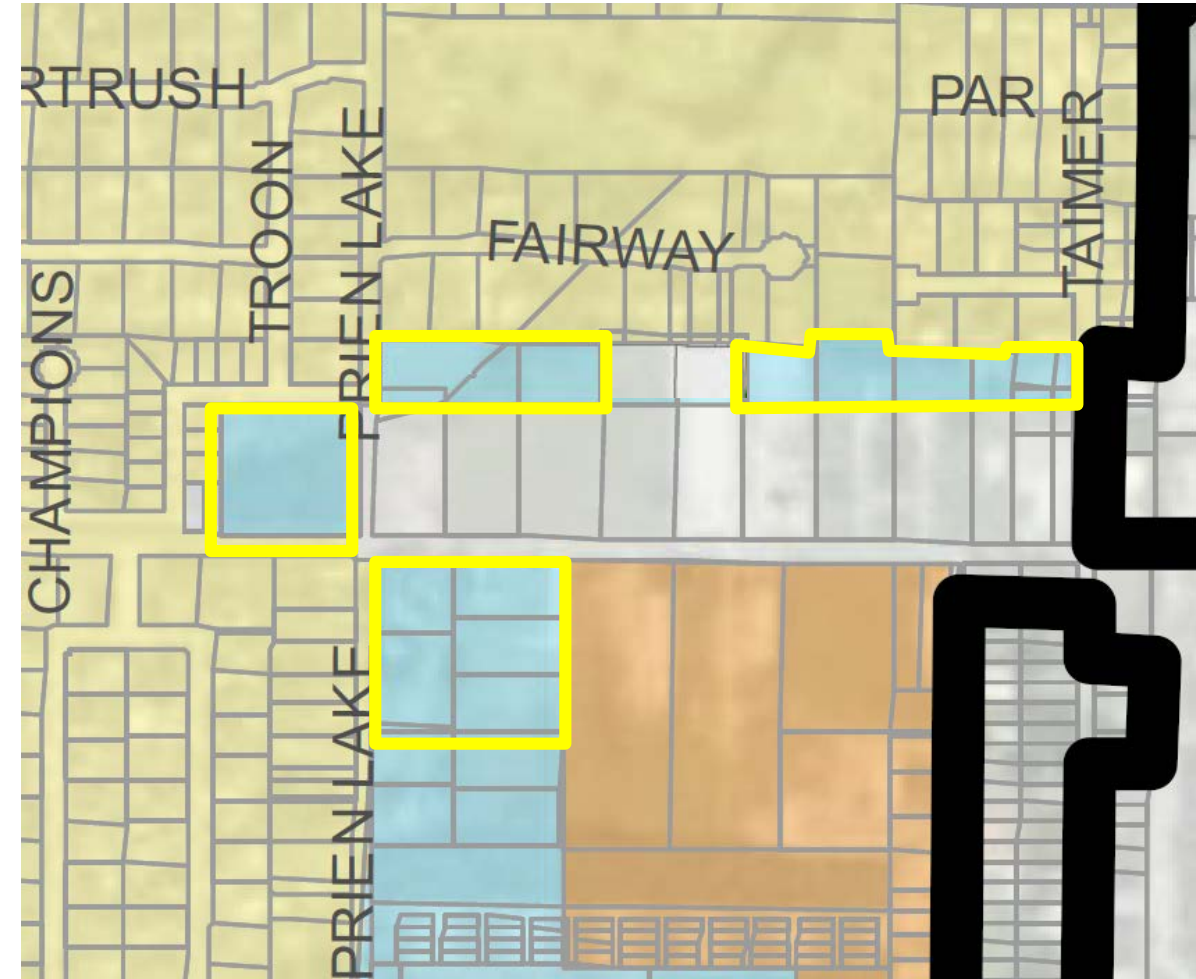
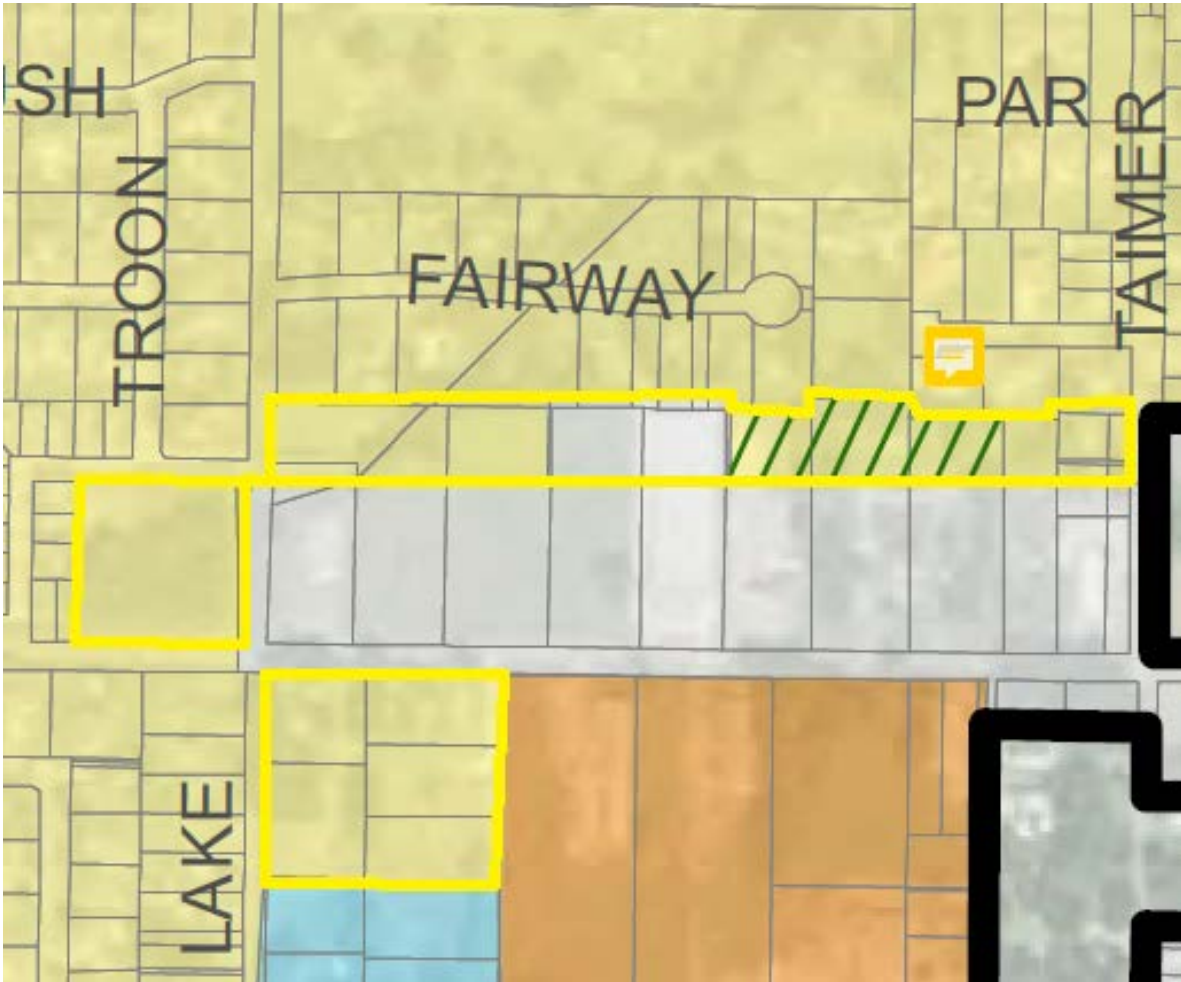


District G

 Location of proposed zoning change

Current – Residential

Proposed – Neighborhood



Current Path Forward

- Planning Commission to Consider Action on Recommended Zoning Changes – Monday, December 11, 2023
- Zoning Map Changes
 - Three Citywide Community Meetings (December 4, 5 & 7)
 - City Council to Consider Action on the Zoning Map Changes at one time – Wednesday, January 3, 2024

For questions or more information, contact the City of Lake Charles Planning Department by calling (337) 491-1542.